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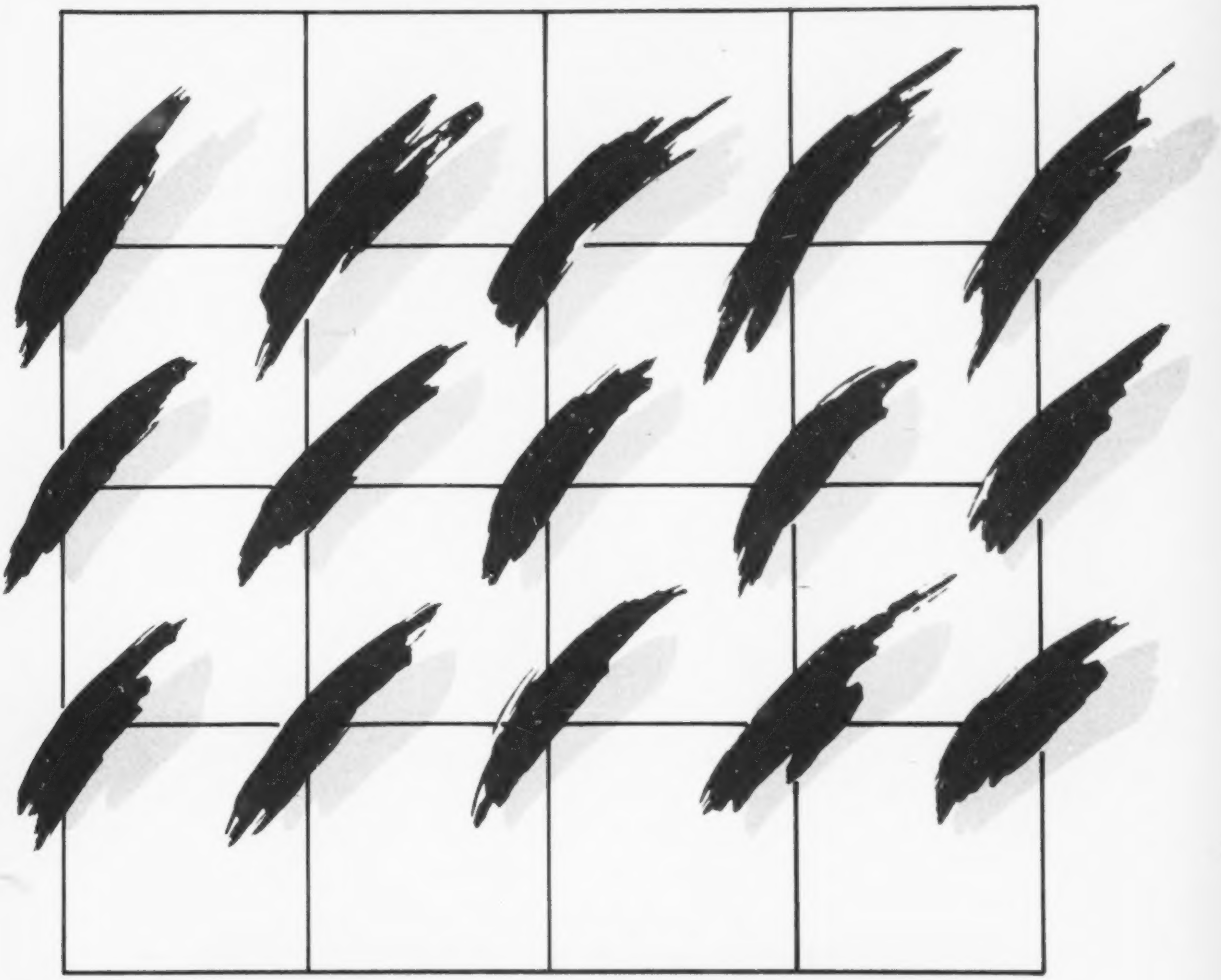
New Jersey ECONOMIC INDICATORS



THOMAS H. KEAN, Governor
State of New Jersey

CHARLES SERRAINO, Commissioner
New Jersey Department of Labor

OCTOBER 1988

New Jersey ECONOMIC INDICATORS

Number 287 Based on data through October 14, 1988

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October 1988

THE ECONOMIC SITUATION IN

The Nation

The national economy remained on its upward path in August and early September, as further growth of demand for services, rising exports and strong capital investment more than compensated for continued weakness of homebuilding and a mid-summer easing of consumer outlays for new cars and other big-ticket durable goods. The rate of job expansion slowed, partly reflecting a modest decline of factory employment following a year and one-half of steady gains, but sufficient new job openings were created to match labor force growth and keep unemployment little changed at 5.4% as of mid-September. Aside from a dip to 5.3% in June, this was as low as joblessness had been since 1974.

Among the major developments accounting for the economy's continued vitality are the strong recovery of business investment in new machinery and equipment since early last year and the steep drop of the international exchange value of the dollar since 1985, which has made domestic manufacturers more competitive in world markets. These expansionary forces, along with continued expansion of consumer spending, have resulted in sizeable industrial production gains, particularly in capital goods and export-sensitive industries such as machinery, chemicals, instruments and metals. Over the past year alone (as of August), total manufacturing output has risen 5.7%, with a 9.7% increase for business equipment leading the way, and factory employment has climbed by more than 400,000.

Further expansion of industrial production and employment appears likely for the months ahead. Though the value of the dollar has edged up in recent months, there is a broad consensus among economists that the balance of international trade will show continued improvement. Capital spending is also expected to remain strong. A mid-summer U.S. Commerce Department survey found that business concerns anticipated an inflation-adjusted 3.2% increase in plant and equipment outlays during the third quarter and another 1.3% gain during the fourth quarter, bringing the total increase for all of 1988 to 11.6%. These factors, as well as continued moderate growth of consumer demand, should keep factory orders on the rise, though probably not at as rapid a pace as over the past two years.

Homebuilding, on the other hand, will probably remain a weak spot for the United States economy. New housing units were started at an annual rate of only about 1,436,000 in August and during the first eight months of the year were running 10% behind their already-reduced volume of a year earlier. Weakness persists in plans to build both single-family homes and apartment units, reflecting a combination of factors including the impact of unaffordably high sales prices of new homes in some regions, rising borrowing costs and the persistence of excessive apartment vacancy rates attributable to earlier overbuilding in some parts of the country.

Overall economic activity is generally expected to hold to a moderately upward course through the end of 1988 and into 1989. The current expansion will reach the six-year mark in November, however, and many economists are questioning how much longer it can continue without interruption. A recent survey of professional forecasters conducted by the National Association of Business Economists, for example, found that 47% of the respondents expected the next recession to start before the end of 1989 and another 42% expected a downturn before the end of 1990.

Though there are no clear indications that an end to the expansion is imminent, there is some apprehension about the potential for a quickened inflation rate and the possibility that this could trigger sufficient monetary tightening by the Federal Reserve to choke off business investment and big-ticket consumer spending. Uncertainty about how the next administration will deal with the federal budget deficit also clouds the outlook since neither significant budget cutbacks nor increased taxes can be implemented without impacting the pace of economic growth to at least some degree.

THE STATE

Though tight labor market conditions, particularly in suburban and resort areas, retarded seasonal hiring in New Jersey during the spring and summer months, the State's underlying economic growth rate remained extremely strong. At 3,665,700 as of mid-August, nonfarm employment was up an impressive 85,700 from the same time a year earlier, bringing the cumulative increase over the 68-month period since the end of the last recession to an estimated 573,400. This substantial employment growth, coupled with rising wages and salaries, has generated greater-than-national personal income gains and contributed to a considerably stronger pace of consumer spending than has been evident in many other parts of the country. Retail sales by Garden State outlets, for example, ran 10.4% ahead of a year earlier during the first seven months of 1988 in contrast to a 6.6% increase nationally.

As has been the case throughout the past 5 1/2 years of expansion, all of the job growth continues to be in the service sectors and in construction. During the 12-month period through August, employment in the private service sectors advanced by about 67,000 to a record 2,267,600, with gains spread over a broad range of activities including business services, health care, banking, insurance, transportation, wholesaling, retail trade, recreational services and others. The public sector contributed another 9,000 to the over-the-year increase and employment climbed by about 15,000 in construction.

Job recovery remains elusive in manufacturing, however, in marked contrast to the rebound that has been occurring elsewhere in the country over the past 1 1/2 years. New Jersey tracked fairly closely with the nation during the difficult years of the early 1980s, when import competition, weak export demand and sluggish investment in new plant and equipment at home contributed to widespread layoffs throughout the nation. Since November 1986, however, factory employment has risen by 3.7% nationally, recouping about one-third of the losses that had occurred since 1979. New Jersey, on the other hand, has experienced an additional 2.8% decline (about 19,000 jobs), over the same period, bringing the State's total manufacturing job loss since 1979 to approximately 134,000, from a pre-recession peak of 801,600 in June 1979 to 667,500 this August.

Though not yet participating in the national upturn, factory employment has stabilized in New Jersey since the beginning of this year and appears to be poised for at least some improvement before long, particularly in the machinery, electrical equipment, professional instruments, pharmaceuticals, plastics products and printing and publishing industries. Tighter labor market conditions than in the heavily industrialized Great Lakes region and much of the Sunbelt may prevent New Jersey and other northeastern seaboard states from fully matching the nation's pace of industrial recovery. This should not prevent an upturn, however. With the labor force still growing and many former or would-be factory workers biding their time in relatively low-wage service sector jobs, manufacturers seeking to expand and offering competitive wages should still be able to recruit.

New Jersey's construction boom, which has created more than 70,000 new jobs since early 1983, continues to fill much of the void caused by the State's laggard performance in manufacturing over the past several years. Building activity appears to be plateauing, however, and the industry does not appear likely to expand its payrolls very much further during the period immediately ahead. Homebuilding indicators have been pointing downwards for two years, vacancy rates have been rising for office space in some parts of the state and nonresidential building contracts during the first eight months of 1988 totaled 13.6% less than a year earlier. Though none of this has as yet caused a discernible downturn of aggregate current building activity (as measured by the level of employment), these indicators do suggest the possibility that at least a temporary pause from the frenetic building pace of the past five years may lie ahead.

Unemployment in New Jersey has shown little change thus far in 1988, fluctuating between 3 1/2% and 4% on a statewide basis and (as of August) varying geographically from 3% or lower in such suburban counties as Hunterdon, Somerset, Morris and Bergen to highs of 7.3% in Cumberland and 7.2% in Hudson. According to the U.S. Bureau of Labor Statistics, the State's jobless rate was 3.8% as of mid-September, well below the national average of 5.4%. Barring a cyclical downturn nationally, the continued strong demand for labor in the service sectors and the possibility of at least some modest upturn of factory hiring should be more than sufficient to absorb new entrants to the labor market and keep joblessness at about the same level into the foreseeable future.

COMPARATIVE ECONOMIC INDICATORS
NEW JERSEY AND UNITED STATES

New Jersey Data (Seasonally Adjusted)			Data For	Series	Page No.	Year to Date Percent Change From Year Ago	
Latest Month	Month Ago	Year Ago				N.J.	U.S.
$160,989	$159,391	$150,230	1st Qtr.	Personal Income (millions)**	S-22	+ 7.2	+ 6.3
$5,029	$4,962	$4,610	Jul	Retail Sales (millions)	S-22	+10.4	+ 6.6
2,726	3,020	2,816	Jun	New Business Incorp. (number)	S-16	+ 3.4	+ 0.1
105	111	83	Apr	Business Failures (number)	S-16	+71.2	-11.4
2,823	2,811	3,201	Jul	Dwelling Units Authorized (number)	S-20	-18.4	- 9.3
$770.7	$684.9	$729.1	Aug	Construction Contracts (millions)	S-18	+ 3.4	- 2.5
$404.3	$339.7	$364.5	Aug	Residential	S-18	+ 2.4	- 3.2
$275.9	$187.6	$267.2	Aug	Nonresidential	S-18	-13.6	- 2.8
$90.4	$157.6	$97.4	Aug	Nonbuilding*		+56.9	- 0.3
3,665.7	3,654.6	3,580.0	Aug	Nonfarm Payroll Employment (thous.)	S- 8	+ 2.4	+ 3.7
667.5	667.4	672.0	Aug	Manufacturing (thousands)	S-10	- 1.4	+ 2.7
2,998.2	2,987.2	2,908.0	Aug	Nonmanufacturing (thousands)		+ 3.4	+ 3.9
155	144	168	Aug	Total Unemployment (thous.) official	S- 4	- 8.3	-10.8
3.9	3.6	4.2	Aug	Percent of Labor Force official	S- 6	- -	- -
74.4	74.8	72.8	Aug	Insured Unemployment (thousands)	S-24	- 3.2	NA
2.2	2.2	2.2	Aug	Percent of Covered Employment	S-24	- -	- -
41.1	41.2	41.1	Aug	Average Factory Workweek (hours)	S-12	0.0	+ 0.2
$10.81	$10.87	$10.40	Aug	Average Factory Hourly Earnings*	S-33	+ 4.5	+ 2.5
$441.05	$442.41	$424.32	Aug	Average Factory Weekly Earnings*	S-31	+ 4.4	+ 2.8

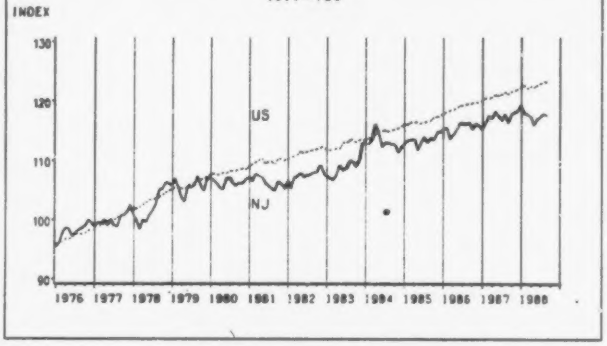
See pages S-1 to S-3 for data notes on all the above listed series.

* Not seasonally adjusted

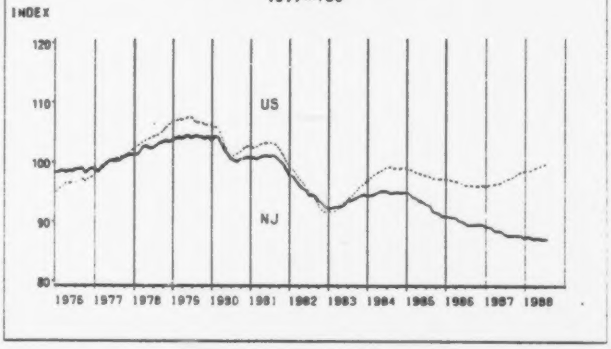
** (Latest Month-1st Qtr. '88) (Month Ago-4th Qtr. '87) (Year Ago-1st Qtr. '87)

Comparisons of Economic Trends In New Jersey and the United States

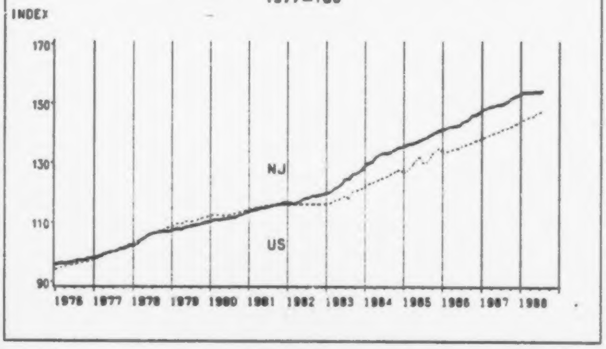
CIVILIAN LABOR FORCE
1977=100



MANUFACTURING PAYROLL EMPLOYMENT
1977=100



PRIVATE SERVICE-PRODUCING PAYROLL EMPLOYMENT
1977=100



NONFARM PAYROLL EMPLOYMENT
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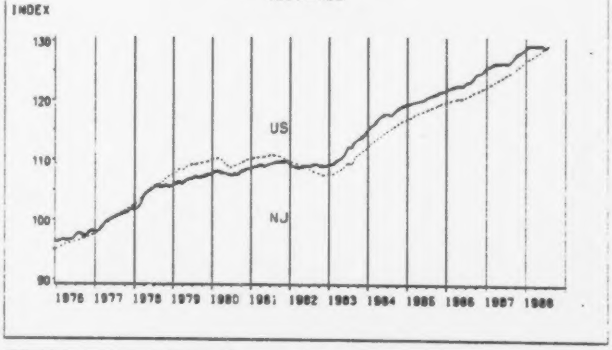
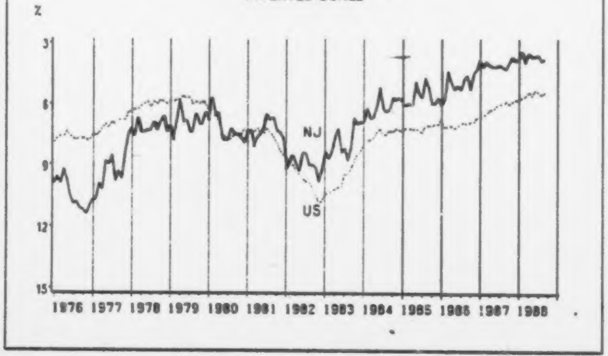
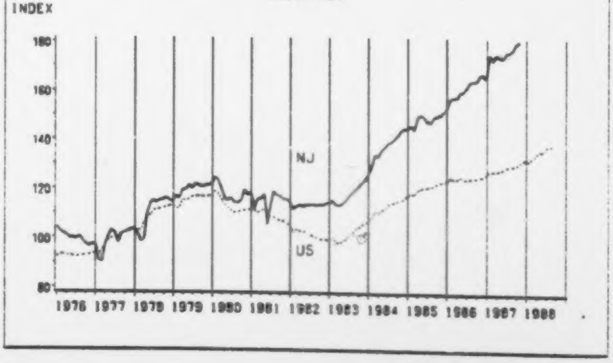


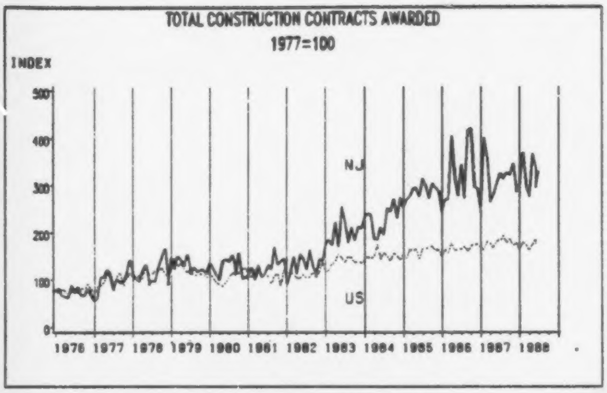
UNEMPLOYMENT RATE
INVERTED SCALE

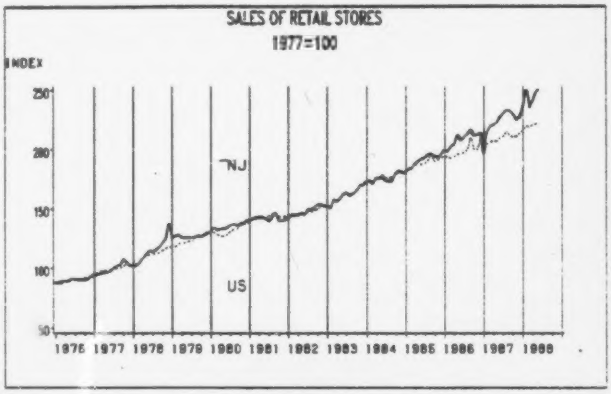


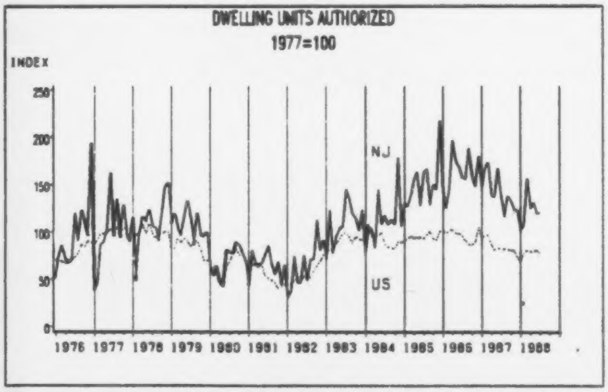
CONSTRUCTION PAYROLL EMPLOYMENT
1977=100

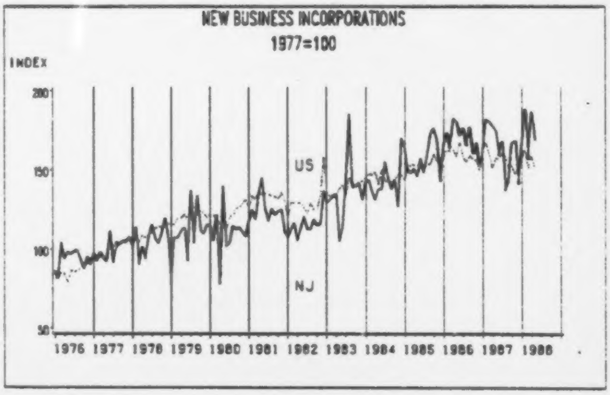


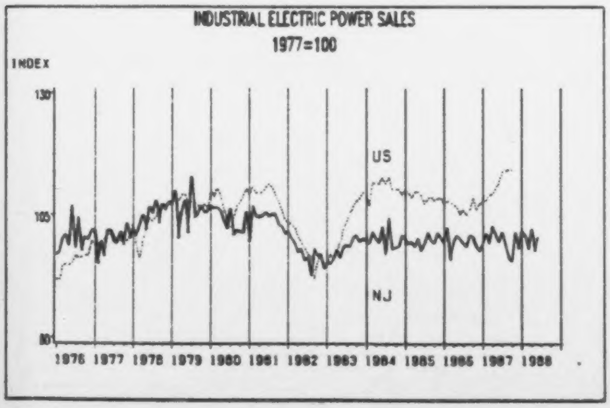
All data in the charts on these two pages have been seasonally adjusted and indexed to a 1977 base with one exception. Data on the unemployment rate is presented in actual units. The advantage of using an index is that it facilitates comparisons between the State and the Nation.

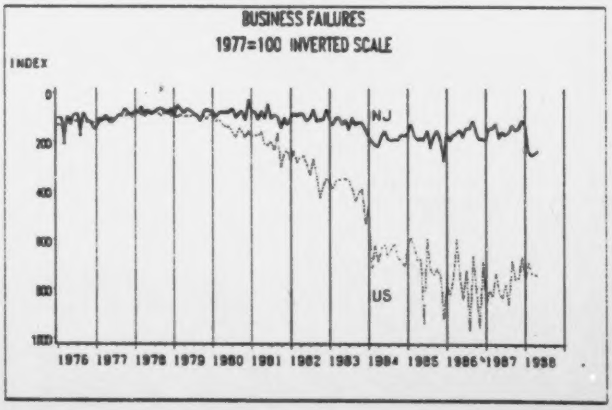

TOTAL CONSTRUCTION CONTRACTS AWARDED
1977=100


SALES OF RETAIL STORES
1977=100


DWELLING UNITS AUTHORIZED
1977=100


NEW BUSINESS INCORPORATIONS
1977=100


INDUSTRIAL ELECTRIC POWER SALES
1977=100


BUSINESS FAILURES
1977=100 INVERTED SCALE

Economic Briefs

GROSS STATE PRODUCT DATA AVAILABLE

The U.S. Bureau of Economic Analysis (BEA) has announced the availability of gross state product (GSP) estimates for the nation, all 50 states, and the District of Columbia by industry and component for each year from 1963 to 1986. While personal income data by individual state and county have been available for some time from BEA, this is the first time GSP has been available.

Gross state product is a measure of the production of goods and services by state and by industry. Gross state product is "the gross market value of the goods and services attributable to labor and property located in the state. It is the state counterpart of the nation's gross domestic product (GDP)."[1] The GSP estimates are available in both current dollars and in 1982 dollars. Summary data for New Jersey and the nation are shown on the following tables.

In 1986, New Jersey was ranked the 8th highest state in total dollars of gross state product, of the 50 states. Historically, New Jersey ranked 8th highest in the nation from 1963 to 1977. From 1982 through 1985, New Jersey dropped to 9th in the nation but rebounded to 8th in 1986.

GSP estimates are prepared for 61 industries. Each industry is broken down into components. The four components are: 1) compensation of employees, 2) proprietors' income, 3) indirect business taxes, 4) capital charges.[2]

GSP data for both New Jersey and the nation are available from the New Jersey State Data Center, New Jersey Department of Labor, Division of Labor Market and Demographic Research, CN 388, Trenton, NJ 08625-0388. Paper copies are $1.00 and the data on 5 1/4" diskette is $5.00, prepaid to New Jersey Department of Labor.

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[1] ***"Gross State Product by Industry, 1963-86"*** by Vernon Renstraw, Edward A. Trott, Jr., and Howard Friedenberg, in ***Survey of Current Business,*** vol. 68 no. 5 May 1988, pg. 30.

[2] ibid.

Table 1
Total Gross State Product By Industry Division*
For New Jersey and Nation, 1986
(Millions of Dollars)

Industries	United States	Percent of Total	New Jersey	Percent of Total
Total GSP	4,191,705	100	154,765	100
Farms	76,388	1.8	495	0.3
Agricultural Services	16,605	0.4	457	0.3
Mining	95,281	2.3	98	0.1
Construction	197,876	4.7	7,591	4.9
Manufacturing	824,302	19.7	30,529	19.7
Durable Goods	478,500	11.4	13,329	8.6
Nondurable Goods	345,802	8.2	17,200	11.1
Transportation & Public Util.	391,444	9.3	16,242	10.5
Wholesale Trade	294,586	7.0	13,478	8.7
Retail Trade	407,927	9.7	13,862	9.0
Finance, Insurance & Real Estate	694,965	16.6	28,706	18.7
Services	700,180	16.7	27,870	18.0
Federal Civilian Government	101,962	2.4	2,793	1.8
Federal Military	57,856	1.4	809	0.5
State & Local Government	332,333	7.9	11,836	7.6

Table 2
Total Gross State Product* By Component
For New Jersey and Nation, 1986
(Millions of Dollars)

Components	United States	Percent of Total	New Jersey	Percent of Total
Total GSP	4,191,705	100	154,765	100
Compensation	2,490,302	59.4	93,994	60.7
Proprietors' Income	418,163	10.0	13,546	8.8
Capital Charges	935,520	22.3	34,049	22.0
Indirect Business Taxes	347,720	8.3	13,258	8.6

* Data for United States are Gross Domestic Product (GDP) data.
Gross State Product (GSP) is the state counterpart of the nation's GDP.

WAGES IN COVERED EMPLOYMENT DURING 1987

by
William Saley
Labor Market and Demographic Research

Annual wages in employment covered by unemployment insurance in New Jersey averaged $23,841 in 1987. Of its neighbors, only New York had a higher wage than New Jersey. Covered wages for New York, Delaware and Pennsylvania were $24,634, $20,764 and $20,408, respectively. New Jersey compared favorably with the 1987 national average of $20,855 and ranked fourth among all states.

These figures are based on reports submitted by employers covered by state and federal unemployment insurance programs. Although the type of employers covered may vary from state to state, the statistics are generally comparable. In 1987, approximately 102 million workers were covered in the nation, while in New Jersey approximately 3.5 million workers were covered by the state and federal unemployment insurance programs.

Major exclusions from unemployment insurance coverage include most agricultural workers, elected officials in most states, most self-employed workers, most student workers and employees of small non-profit organizations. A more detailed description of exclusions may be found in the appendix of the New Jersey Department of Labor's ***New Jersey Covered Employment Trends, 1986.***

Average wages were calculated by dividing total annual payrolls of covered employers by the average number of those workers earnings wages during the 12th day of each month of the year. Payroll data included overtime compensation and bonuses for both full- and part-time workers. In addition, since workers are reported by individual employers at the job site this total does not match the number of persons holding jobs. Since workers may be employed by more than one covered employer, covered employment exceeds the number of individual workers involved. Finally, since turnover enables more than one worker to hold the same job over the course of the year, average wages are on a filled-covered job basis and not on a per person basis.

PRIVATE-SECTOR WAGES: NJ vs US

The annual average private-sector wage in New Jersey went from $22,188 in 1986 to $23,675 in 1987, an increase of 6.7%. This gain was somewhat above the 5.9% statewide increase which occurred from 1985 to 1986. National private-sector wages rose by 4.4% in 1987, compared with 4.0% a year earlier.

On average in 1987, New Jersey workers in the private sector earned 14.8% more than their national counterparts (See Table 1). Furthermore, in all major industry divisions average wages in New Jersey were higher than in the nation. Wage differences between New Jersey and the nation were most pronounced in construction, where local average wages were almost 25% higher. Earnings in the trade and service categories were also substantially above the national average.

The smallest difference between state and national pay levels occurred in finance/insurance/real estate (FIRE). New Jersey wages in that division exceeded the national average by only 5%. As recently as 1984, wages in FIRE had trailed the US average, but since 1985 New Jersey has surpassed the national figures by increasing margins.

It should be noted that differences in pay levels between areas of the country are not exclusively a function of higher or lower wage rates for similar jobs. Averages are significantly affected by the mix of specific industries and occupations which exist in the areas being compared.

INDUSTRY WAGES IN NJ

Data for New Jersey's major business sectors show that the highest wages in 1987 were paid in wholesale trade. That division's annual average pay ($30,004) was followed closely by pay levels in transportation/communications/public utilities ($29,848), construction ($28,851) and manufacturing ($28,479). (See Table 2).

At the low end of the scale was retail trade, where 1987 wages averaged $13,450. The relatively high proportion of part-time employees accounted in part for the lower average pay in that division.

Heading the list of specific industries that paid high wages in 1987 were security and commodity brokers ($53,714) and petroleum refining ($47,044). At the low end of the wage scale for specific industries were private households with domestic help and eating and drinking establishments, that paid $10,774 and $8,943, respectively in 1987.

The sector showing the largest over the year gain in average pay was FIRE, which rose by 9.5% to a 1987 level of $27,283. As previously mentioned, wages for that division have risen much faster here than in the nation as a whole. When compared with other employment sectors in New Jersey the FIRE division's performance has also been remarkable. While pay for all covered employees in the state has risen about 6% annually over the last few years, FIRE division gains have averaged around 10%.

The recent acceleration in FIRE wage levels has emanated in part from large pay increases in component groups such as insurance and real estate offices. A significant part was also due to extremely rapid employment growth in the high-pay security and commodity industry. The October stock market crash occurred late enough in the year to have no discernible impact on the 1987 statistics for either the securities group or for FIRE as a whole. Any retrenchment precipitated by the crash should be clearly evidenced, however, when wage data for 1988 become available.

Other industry divisions showing sharp increases in pay during 1987 were services and retail trade, which rose by 8.5% and 7.1%, respectively. Segments of these divisions have large proportions of jobs which traditionally pay at or near the bottom of the wage scale. During 1987, some New Jersey employers were experiencing difficulty in filling job openings of this type, and pay levels were elevated as an aid in recruitment.

PRIVATE SECTOR WAGES: COUNTY COMPARISONS

Morris County claimed the top spot in wage rankings for 1987, with reported average pay of $27,246 per covered job. It was closely followed by Somerset County, where annual wages averaged $26,854. Each of these counties moved up one notch from its place in the 1986 rankings.

In third place was Salem County, with an average wage of $25,874. Salem had held the number one ranking from the early 1980s through 1986, partly on the strength of high paying jobs associated with nuclear power plant construction. As that work neared completion and those construction jobs were removed from the county statistics, average pay in Salem showed a decline. Salem County continued to rank among New Jersey's highest paying areas, however, because an unusually large proportion of its work force was employed in the high-paying manufacturing and communications/utilities industries.

Employers in Cape May, Sussex and Ocean County paid the lowest annual wages in the state in 1987. These counties have heavy concentrations in the retail trade and service sectors which tend to pay less than the all-industry average.

Interestingly, the same counties showing the lowest average wages in 1987 also experienced the sharpest over-the-year gains in pay levels. Cape May wages averaged 10.8% more than in 1986, while Ocean and Sussex counties had reported increases of 10.0% and 9.0%, respectively. Employers in Cape May and Ocean counties dominant retail trade and service sectors raised wages by an average of over 10%, while in Sussex, wages jumped sharply in service and construction.

Table 1
Average Covered Wages in Private Sector
Major Industry Comparison
New Jersey and United States
1987

INDUSTRY	U.S.	N.J.	% CHANGE
Construction	$23,129	$28,851	24.7
Manufacturing	25,668	28,479	11.0
Trans./Comm./Public Util.	27,400	29,848	8.9
Wholesale Trade	26,033	30,004	15.3
Retail Trade	11,513	13,450	16.8
Fin./Ins./Real Estate	25,991	27,283	5.0
Services	18,912	21,641	14.4
Total Private Sector*	$20,620	$23,675	14.8

* Total includes data for agriculture, mining, fisheries and unclassified establishments not shown separately.

Table 2
Average Wages in Covered Employment
By Major Industry Division in New Jersey
1986 and 1987

MAJOR INDUSTRY	1986	1987	% CHANGE
Construction	$26,983	$28,851	6.9
Manufacturing	26,844	28,479	6.1
Trans./Comm./Public Util.	29,047	29,848	2.8
Wholesale Trade	28,197	30,004	6.4
Retail Trade	12,555	13,450	7.1
Fin./Ins./Real Estate	24,910	27,283	9.5
Services	19,937	21,641	8.5
Other[1]	17,701	19,413	9.7
Private Sector	22,188	23,675	6.7
Government	23,131	24,829	7.3
Total	$22,327	$23,841	6.8

[1] Includes agriculture, mining, forestry, fishing and those firms which have failed to provide sufficient information for industrial classification.

Table 3
Average Covered Wages
By County
Private Sector 1986-1987

County	1986	1987	% Change	Rank 1986	Rank 1987
Atlantic	$19,334	$20,310	5.0	16	16
Bergen	23,346	25,099	7.5	6	6
Burlington	19,356	20,723	7.1	15	15
Camden	20,262	21,463	5.9	13	13
Cape May	14,049	15,567	10.8	21	21
Cumberland	17,882	18,542	3.7	18	18
Essex	22,968	24,714	7.6	7	7
Gloucester	18,583	19,702	6.0	17	17
Hudson	20,973	22,228	6.0	11	12
Hunterdon	21,139	22,580	6.8	10	11
Mercer	22,281	23,702	6.4	8	8
Middlesex	23,442	25,103	7.1	5	5
Monmouth	19,759	21,357	8.1	14	14
Morris	25,517	27,246	6.8	2	1
Ocean	16,247	17,877	10.0	19	19
Passaic	21,361	23,029	7.8	9	9
Salem	27,542	25,874	-6.1	1	3
Somerset	24,949	26,854	7.6	3	2
Sussex	16,067	17,510	9.0	20	20
Union	24,546	25,815	5.2	4	4
Warren	20,845	22,719	9.0	12	10
Total Private Sector	**$22,188**	**$23,675**	6.7		

NEW JERSEY 2000: STATEWIDE INDUSTRY EMPLOYMENT PROJECTIONS

by
Jan DeJong & Robert Vaden Bureau of Occupational Research
Labor Market and Demographic Research

In late July, the Division of Labor Market and Demographic Research released year 2000 industry and occupational employment projections for the state and its 10 labor areas.[1] These labor areas are the 10 labor areas designated by the Job Training Partnership Act (JTPA). In most cases, the JTPA labor areas differ from those defined by the U.S. Bureau of Labor Statistics (BLS).

This article discusses industry employment projections for the state. An article summarizing the statewide occupational employment projections will be in the November *New Jersey Economic Indicators*. A more detailed publication on the statewide projections and reports for subareas will be released in the coming months.

HIGHLIGHTS

Nonfarm salary and wage employment is projected to increase from 3.5 million in 1986 to 4.2 million in the year 2000 or by 21% (1.4% per year) in New Jersey. As shown in Table 1, this represents a slowdown in employment growth in the state for the rest of this century. New Jersey is not unique; rather its projected employment growth of 1.4% tends to match the national growth of 1.3%.[2]

Over the previous 13-year period (1973-1986), national employment grew at a yearly rate of 2.1%, while New Jersey employment growth averaged 1.8%. However, within the 1973-1986 period, two distinct growth patterns are evident. From 1973 to 1979, New Jersey's employment grew at an annual rate of 1.6% compared with a national rate of 2.6%. From 1979 to 1986, however, New Jersey's employment grew at an annual rate of 2.0% compared with the nation's 1.6%.

The 1970s were marked by economic turbulence. Oil embargoes in 1973 and 1979 contributed to high energy costs which contributed to high inflation. High inflation, in turn, led to high interest rates.

New Jersey's economy, based heavily on manufacturing, fared much worse than the national economy in the recession of the mid 1970s. New

Table 1
Nonfarm Wage & Salary Employment*
United States and New Jersey: 1973-2000

	United States	New Jersey
Total Employment		
1973	76,581,000	2,767,800
1979	89,109,000	3,018,300
1986	99,580,000	3,486,800
2000	119,436,000	4,211,300
Annual Average Percent Change		
1973-1986	2.1	1.8
1973-1979	2.6	1.6
1979-1986	1.6	2.0
1986-2000	1.3	1.4

NOTE: *Total employment is nonfarm wage and salary establishment employment.

Jersey's unemployment rate peaked at an average rate of 10.4% for 1976 and averaged 8.0% for the 1973-1979 period. The national unemployment rate, meanwhile, peaked at an average rate of 8.5% in 1975 and averaged 6.5% for the 1973-1979 period. The relatively poor performance of New Jersey during this period was reflected in the state's relatively slow employment growth.

As New Jersey's economy blossomed in the 1980s, state employment growth has exceeded national growth. Over the 1979-1986 period, state employment growth averaged 2.0% a year, compared with a national average of 1.6%. As evidence of the strength of New Jersey's economy in this decade, the state unemployment rate dipped beneath the national rate in 1981 and has since remained there. Today, New Jersey's unemployment rate is close to a "full employment" unemployment rate.

Slower labor force growth is responsible for the projected slowdown in employment growth from 1986 to 2000 in the nation and state.

The baby boom generation, those born roughly between 1946 and 1965, have largely been absorbed into the labor force. Low birth rates following the baby boom mean that for the remainder of the century there will be a smaller number of new entrants into the labor force.

In addition, labor force growth in recent years had been fueled by sharply rising female labor force participation rates. Increases in female labor force participation rates are projected to slow as the female labor force participation rate approaches the male labor force participation rate.

Still, despite slower labor force growth, New Jersey's economy is projected to create almost 725,000 new jobs by the turn of the century. A marginal decline of 1.2% or 10,000 jobs in the goods-producing industries of mining, construction and manufacturing will be more than offset by a projected increase of almost 735,000 jobs in the nongoods-producing industries.

Employment growth is projected to be particularly strong in the service sector where projected employment growth of 47% translates into 371,000 new service jobs by the year 2000. Within the service sector, two industries -- business services and health services -- will stand out. Business services, the largest industry in the state, is projected to increase by 65% and, because of its large size, will create over 154,000 new jobs. Health services, the second largest industry in the state, is projected to grow by 46% and create over 98,000 new jobs. These two industries, combined, are projected to account for over one-third of all new jobs created in New Jersey from 1986 to the turn of the century.

Government and education, although growing, will have a smaller share of total employment in the year 2000 since growth in these industries is projected to be less than the state's overall growth rate. Still, almost 62,000 new jobs will be created in government and education. In part, education employment will rise as baby boomers send their children to elementary school and to secondary school and college in the 1990s.

Of course, since 1986 was the base year for the projections, some of these anticipated changes have already occurred. For example, from 1986 to August 1988, nonfarm payroll employment in New Jersey rose by a robust 178,900 or about 25% of the growth expected by the turn of the century. Virtually all of these new jobs were created in nongoods-producing industries, 175,700 new jobs or about 24% of the 1986 to 2000 expected growth. In the goods-producing sector, construction employment is currently at boom levels, somewhat higher than the year 2000 projection, while manufacturing industries have already experienced most of the anticipated decline in employment from 1986 to the year 2000.

STATEWIDE INDUSTRY PROJECTIONS

The New Jersey industry employment projections, just like the national industry employment projections, show projected slow growth or declines in the goods-producing industries of mining, construction and manufacturing. Faster growth is projected for the nongoods-producing industries, especially those in the service sector.

The year 2000 projections by industry sector are shown in Table 2. The different growth rates among the industry sectors indicate how the state's industrial composition will change over the projection period. Industry sectors which are projected to grow faster than the state's overall projected growth rate will increase their share of total employment and increase in relative significance. Similarly, industries which are projected

Table 2
Nonfarm Wage & Salary Industrial Employment* Projections New Jersey: 1986-2000

	Base Year		Projected		Change: 1986-2000	
	1986	Percent	2000	Percent	Number	Percent
Total	3,486,800	100.0	4,211,300	100.0	724,500	20.7
Mining	2,200	0.1	2,300	0.1	100	4.5
Construction	153,500	4.4	171,000	4.1	17,500	11.4
Manufacturing	692,700	19.9	664,800	15.8	(27,900)	(4.0)
Total Goods Producing Industries	848,400	24.4	838,100	20.0	(10,300)	(1.12)
Trans/Comm/Public Utilities	229,800	6.6	260,800	6.2	31,000	13.5
Wholesale Trade	254,500	7.3	333,900	7.9	79,400	31.2
Retail Trade	578,300	16.6	714,600	17.0	136,300	23.6
Fin/Ins/Real Estate	208,900	6.0	264,300	6.3	55,400	26.5
Services	783,100	22.4	1,154,200	27.3	371,100	47.4
Business Services	237,000	6.8	391,050	9.3	154,100	65.0
Health Services	213,800	6.2	312,000	7.4	98,200	45.9
Government & Education	583,700	16.7	645,400	15.3	61,700	10.5
Total Non-Goods Producing Industries	2,638,400	75.6	3,373,200	80.0	734,900	27.5

NOTE: *Total employment is nonfarm wage and salary establishment employment.

to grow at a slower rate will have a decreased share of total employment and decrease in relative significance.

Goods-Producing Industries

Employment in the goods-producing industries of mining (a small industry in New Jersey with approximately 2,200 workers), construction and manufacturing is projected to decline from 24% of 1986 employment to just over 20% of employment in the year 2000. Viewed another way, goods-producing industries provided one job in every four in 1986. By the turn of the century, these industries are projected to provide only one job in every five.

Construction

Despite the projected decline, there are positive developments for the goods-producing industries. Construction employment is projected to increase by 11% by the year 2000. This increase does not reflect the magnitude of the industry's turnaround in the state from the declines of the 1970s to the strength the industry is showing today. From 1983 to 1986, construction employment increased by a staggering 37% compared with 26% nationally. As a result, construction employment in New Jersey in 1986 was at a very high level, and as noted earlier, has continued to set new records through August 1988.

The state's booming residential construction industry so far during the 1980s, limited space for new development, the maturation of the casino industry and the absorption of the baby boom generation into the housing market are all factors which suggest a slowdown in construction employment in the longer run. The first three factors, combined with rising housing prices, are also reasons for projecting somewhat slower growth in the state than in the nation (11% versus 17%).

Manufacturing

Employment in the state's manufacturing industries is projected to continue to decline at a rate of 4%, similar to the projected 5% decline nationally. The 4% projected decline in manufacturing means the loss of 28,000 manufacturing jobs but represents a marked improvement over the 18% decline from 1973 to 1986. During this period, almost 150,000 manufacturing jobs were lost. The decline is concentrated in five manufacturing industries that are projected to decline by 3,500 jobs or more over the 14-year projection span. The five industries are apparel, fabricated metals, chemicals, textile products and primary metals.

As noted earlier, employment estimates as of August 1988 indicate that the projected employment decline in manufacturing had largely already taken place. Manufacturing jobs are projected to stablize in the 1990s due to stronger exports and higher investment spending by businesses.

Employment declines in manufacturing do not fully reflect manufacturing's role in today's economy. Increased productivity in manufacturing, necessary for the state and nation to compete sucessfully in the world economy, means that output levels can be sustained with lower employment levels. Productivity increases in manufacturing have outpaced and are projected to continue to outpace overall productivity growth. Nationally, manufacturing output as a share of real gross national product (GNP) has been relatively constant.

Despite employment declines, manufacturing, with projected employment of 665,000 in the year 2000, will be the state's third largest industry sector, ranking behind services and retail trade. In 1986, manufacturing employment ranked second behind services

Nongoods-Producing Industries

As stated previously, employment growth through year 2000 will be concentrated in the nongoods-producing industries. Within these industries, most new jobs will be in either trade or services. In fact, four out of every five new jobs in the projection period will be in trade or services.

A large 1986 employment base, together with projected high growth rates, explains the expected dominance of these industry sectors in the year 2000. Wholesale and retail trade, combined, had almost 832,000 employees in 1986, while the service industries had approximately 783,000 employees. These large employment bases, combined with high projected growth rates, especially for the service industries, result in large employment increases for these industry sectors.

Wholesale Trade

Employment in wholesale trade in New Jersey is projected to continue to grow. Long one of New Jersey's strongest industry sectors, wholesale trade is projected to show a 31% gain in employment from 1986 to 2000. This 31% increase translates into 79,400 new jobs and increases the industry's employment share from 7.3% in 1986 to a projected 7.9% in 2000.

Services

Growth in service industry employment is projected to be especially strong. Service industries are projected to grow by 47% and create over 371,000 new jobs, over half of the 1986-2000 projected net increase for the state. Within the service industries, extremely fast growth is projected for business services, auto repair services, health services, legal services and social services. Fast growth is also projected for the hotel industry, which includes the casinos. Despite a slowdown in future growth as compared with the past due to the maturing of the industry, casinos are expected to expand sufficiently to make the entire hotel industry a leader in job generation during the projection period. Of course, some of these jobs have already been added. From 1986 to August of this year, during which time the Showboat Casino opened, approximately 7,000 casino jobs have been created.

Two industries in the service sector, because of their projected impact, require special mention. Business services and health services, the state's two largest industries in 1986, are projected to increase by 65% and 46% respectively and create over 252,000 new jobs.

Business services has long been a growth leader. From 1979 to 1986, employment in business services increased by almost 75%. The continued strong demand for temporary help, the continued development of new computer and data processing applications and the continued trend toward outcontracting suggest strong growth through the end of the century. By itself, this one industry is projected to account for one in every five new jobs created in the projection period and to provide more new jobs than all of construction, wholesale or retail trade or any other major industry division.

Employment in health services is projected to continue its robust growth. This industry grew by 36% in the state compared with 31% nationally over the 1979-to-1986 period. Increased health awareness combined with an aging population and New Jersey's relatively high income suggests continued fast growth.

Finance/Insurance/Real Estate

Finance/insurance/real estate (FIRE) is projected to increase by 26.5% and create 55,400 new jobs. The state's projected increase of 26% is similar to the projected national increase. At present, several factors are influencing employment levels in this industry sector. Deregulation in the financial services industry has blurred the distinction between banking and non-banking financial institutions and significantly influenced the distribution of employment.

Fast growth is projected for non-bank depository institutions, such as credit unions and savings and loans, while slower employment growth is projected for banks. Of course, the impact of interstate banking on New Jersey and the nation is unknown at this point. A repeat of the stock market collapse of October 1987 could have long run implications for this industry which have not been factored into the projections.

PROJECTED PERFORMANCE OF LARGE TWO-DIGIT STANDARD INDUSTRIAL CLASSIFICATION INDUSTRIES

Table 3 shows the industry employment projections for the six two-digit Standard Industrial Classification (SIC) industries in the state which had base year 1986 employment of 100,000 or more.[3] These are business services, health services, eating and drinking places, chemicals, wholesale trade-durable goods, and grocery stores.

The employment impact of these industries is quite significant. These six industries will account for over half of all new jobs between 1986 and the turn of the century. Even with the projected decline in chemicals, these six industries will employ almost one out of every three workers in the year 2000.

The list of industries is, of course, headed by the two giants from the service sector, business and health services. As previously discussed, business services is the largest two-digit SIC industry in the state and is projected to further increase in importance. Health services is also expected to become even more significant with the aging of the population.

Eating and drinking places and grocery stores are the two large representatives from retail trade. While eating and drinking places are ex-

Table 3

Projected Performance of New Jersey's Six Largest Industries: 1986-2000

Industry	Employment 1986	Employment 2000	Change: 1986-2000 Number	Change: 1986-2000 Percent
Business Services (Services)	237,000	391,100	154,100	65.0
Health Services (Services)	213,800	312,000	98,200	45.9
Eating & Drinking Places (Retail Trade)	154,250	211,400	57,150	37.1
Chemicals (Manufacturing)	117,500	108,700	(8,800)	(7.5)
Wholesale Trade Durable Goods	156,900	213,700	56,800	36.2
Grocery Stores (Retail Trade)	103,400	121,700	18,300	17.7
Total	982,850	1,358,600	375,750	38.2
Percent of Total New Jersey Employment	28.2	32.3	51.2	

pected to have above average employment growth, grocery stores are projected to have lower than average growth. Eating and drinking places are expected to benefit from high levels of income and the growing number of two-income families who eat out more often than one-income families. On the other hand, this tendency for two-income families to eat out more frequently is a cause of the expected slower employment growth for grocery stores.

Wholesale trade of durable goods is projected to grow by a healthy 36%. New Jersey has several comparative advantages in wholesale trade. Close proximity to the major east coast markets, easy access to the seaports and airports and a good transportation system are the major advantages. New Jersey is projected to remain a leader in this industry.

The chemical industry is the only industry within this group for which a decline is projected. Chemicals have long been one of New Jersey's largest manufacturing industries. The New Jersey chemical industry has a major advantage over the national chemical industry in that this state is the nation's leading producer of pharmaceutical products. A strong demand for pharmaceutical products is expected for the rest of the century, and pharmaceutical employment in the state is expected to rise during the projection period.

Still, because of expected declines in the demand for other chemical products, such as agricultural and industrial chemicals, an overall decline in employment is projected. Productivity increases and stiff foreign competition are also expected to limit employment increases.

DATA AVAILABILITY

Detailed industry and occupational employment projections are presently available for the state and the 10 JTPA labor areas. Detailed industry projections are available by industry division and by two-digit SIC industry. Projections by major occupational group and by individual occupation are also available for the state and the 10 labor areas.

Present plans call for the release of county industry and occupational employment projections in the first quarter of 1989.

Any questions about data availability or the planned publication or release of data should be directed as follows:

Industry projections:
Mr. Jan J. DeJong
N.J. Deparment of Labor
Room 202, CN 383
Trenton, N.J. 08625-0383
Tel. (609) 984-0657

Occupational Projections:
Mr. James Dougherty
N.J. Department of Labor
Room 202, CN 383
Trenton, N.J. 08625-0383
Tel. (609) 292-2661

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[1] See *New Jersey Economic Indicators*, **"New Jersey: Year 2000 Employment Projections,"** August 1988 for a summary of the statewide projections.

[2] National employment projections were prepared by the U.S. Department of Labor, Bureau of Labor Statistics and were published in **Monthly Labor Review**, September 1987, page 30-45. BLS makes national industry employment projections under a low-growth, a moderate-growth and a high-growth scenario. The moderate-growth scenario was adopted for use in New Jersey.

[3] The two-digit classification represents a finer breakdown of industry employment than the industry division data shown in Table 2. Business services and health services are examples of two-digit industries.

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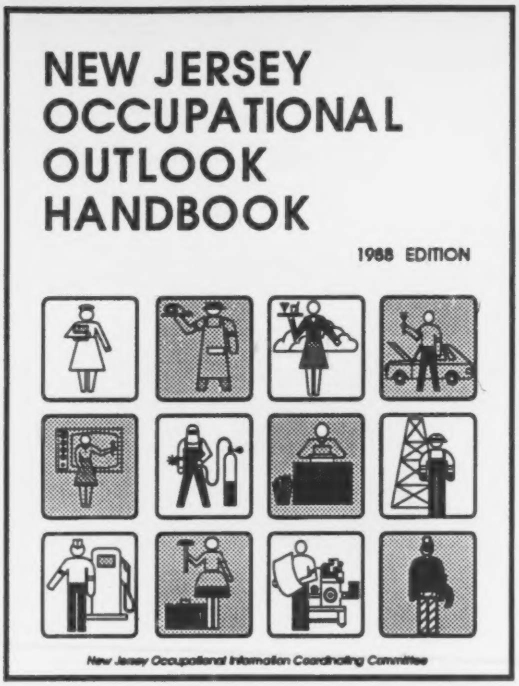

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1988 EDITION

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STATISTICAL SECTION

Please Note:

Each year the data series in *Economic Indicators* are revised using new benchmarks and seasonal adjustment factors. For this reason, it would be incorrect to generate an historic time series for *Economic Indicators* data by taking old issues of the *Economic Indicators* and tying the series together.

SEASONAL ADJUSTMENT OF DATA

All charts, except charts I and II and where otherwise noted, contain data seasonally adjusted by the X-11 variant of the U.S. Census Bureau program.

Data for 1975 and subsequent years in charts I and II have been seasonally adjusted using the ARIMA (Auto-Regressive Integrated Moving Average) method of seasonal adjustment developed by Statistics Canada.

For those series which are affected by the occurrence of five rather than four of a particular day of the week, during the course of a month in any given year, a statistical adjustment known as "trading day" has been made.

TABLE NOTES

Preliminary and revised data are indicated by a "p" or "r" after the entry.

CHART NOTES

Unless otherwise noted, all graphs were developed with seasonally adjusted data. Some series were plotted with the following variations noted on the graph itself:

Moving Averages. Series where the monthly data vary erratically have been plotted with moving averages and with nonaveraged data superimposed for the most recent years.

Ratio Scales. Where ratio scales were used to show constant rates of change as straight lines, this has been noted; otherwise, the graph is on an arithmetic scale.

Inverted Scales. For series where declines are associated with economic expansion (such as unemployment and business failures) an inverted scale has been used and noted.

Since the scale of each series is determined by the volume and trend of the data time series, caution should be exercised in making comparisons among charts.

MONTHLY AVERAGES

On Page S-37 are the monthly averages of the series data for recent years to be used as a benchmark for evaluating current monthly data.

SHADED AREAS

Periods identified by the National Bureau of Economic Research (NBER) as ones of general national contraction have been shaded. They include the periods December 1969-November 1970, November 1973-March 1975, January 1980-July 1980 and July 1981-November 1982.

SERIES SOURCES

1-6	NJ Department of Labor Labor Market and Demographic Research US Bureau of Labor Statistics
7-16	NJ Department of Labor Labor Market and Demographic Research
17	US Bureau of Labor Statistics
18	NJ Department of Labor Labor Market and Demographic Research
19-20	Dun & Bradstreet, Inc.
21	Edison Electric Institute: 1969-1979 US Department of Energy, Energy Information Administration: 1980-present
22-24	McGraw-Hill Information Systems Company, F.W. Dodge Division

25-27	NJ Department of Labor Labor Market and Demographic Research
28-29	US Bureau of the Census NJ Department of Labor
30	R.L. Polk and Company
31-36	NJ Department of Labor Program Analysis & Evaluation

SERIES NOTES

1-6 The RESIDENT LABOR FORCE INDICATORS are estimated by two different methodologies. The **official series** is based on the U.S. Bureau of Labor Statistics (BLS) monthly survey of some 2,730 New Jersey households. The **unofficial series** is based on a combination of unemployment insurance claims, employer survey data, estimating formulas, and household survey benchmarks.

Both data series are based upon population estimates and weights derived from the 1980 U.S. Census of Population.

Official series data have been adjusted to 1987 population estimates produced by the U.S. Bureau of the Census.

Unofficial series data have been adjusted to a 1987 benchmark.

The LABOR FORCE PARTICIPATION RATE and the EMPLOYMENT/POPULATION RATIO (Series 4 and 5) are expressed as percentages of the civilian noninstitutional population aged 16 years and over.

The New Jersey Department of Labor (NJDOL) agrees to publish the BLS approved estimates of labor force, employment, unemployment and unemployment rate for the State and all published areas, and agrees to label these data as the data used to allocate federal funds and determine eligibility for federal assistance programs. NJDOL reserves the right to publish alternate labor force and unemployment data for State purposes and will suitably label such data so as to distinguish them from the BLS approved series.

7-12 THE ESTABLISHMENT EMPLOYMENT INDICATORS are generated from a monthly survey of employers on the number of persons who worked or received pay for any part of the pay period including the 12th of the month. The series are adjusted to March 1987 benchmarks and reflect the 1972 SIC *(Standard Industrial Classification Manual)* changes. See information on page S-29 for additional information on estimating state government employment.

PRIVATE SECTOR NONFARM PAYROLL EMPLOYMENT (Series 8) is computed by subtracting government employment from total nonfarm payroll employment.

SERVICE-PRODUCING INUSTRIES PAYROLL EMPLOYMENT (Series 12) includes the industries of trade, services, finance/insurance/real estate, and transportation/communications/public utilities.

13 MANUFACTURING EMPLOYMENT - PRODUCTION WORKERS is developed from a monthly survey of employees on the number of nonsupervisory employees in the manufacturing sector who worked during or received pay for any part of the pay period including the 12th of the month. The series are adjusted to 1987 benchmarks and reflect the 1972 SIC changes.

14 MANUFACTURING WORKWEEK - PRODUCTION WORKERS is derived from a monthly survey of employment and earnings. The workweek is estimated by dividing AGGREGATE MANUFACTURING WEEKLY MAN-HOURS BY MANUFACTURING EMPLOYMENT-PRODUCTION WORKERS.

15 AGGREGATE MANUFACTURING WEEKLY MAN-HOURS -PRODUCTION WORKERS are estimated from a monthly survey of the manhours worked by manufacturing production workers.

16 WEEKLY EARNINGS OF MANUFACTURING PRODUCTION WORKERS are affected by premium pay, shift differentials, piecework and incentive payments, length of workweek, and other factors. Data are not seasonally adjusted.

17 The CONSUMER PRICE INDEX (CPI) measures the change in prices of a fixed market basket of goods and services purchased by urban workers. The index represents price changes for everything people buy for living--food, clothing, automobiles, homes, furnishings, fuel, drugs; fees to doctors, lawyers, and beauty shops; and rent, repair costs, transportation fares, public utility rates, etc. All taxes (sales, excise, real estate, etc.) directly associated with the purchase and continued ownership of an item are included in the price. Income and other personal taxes not associated with prices of specific goods are excluded.

The data series reproduced in the report are the Urban Wage Earners and Clerical Workers series (CPI-W).

CPI-W is based on urban consumer units where more than one-half of the income is earned from clerical or wage occupations. In addition, one of the members must work for 37 weeks or more in an eligible occupation. The CPI-W population represented 30 percent of the total United States population in 1981.

The U.S. CPI is the U.S. City Average.

The N.Y. CPI is for the New York, N.Y.-Northeastern New Jersey area which includes in New Jersey: Bergen, Essex, Hudson, Middlesex, Morris, Passaic, Somerset, and Union counties; and in New York: New York City, Nassau, Rockland, Suffolk, and Westchester counties.

The Phila. CPI is for the Philadelphia, Pa.-New Jersey area which includes in New Jersey: Burlington, Camden, and Gloucester counties; and in Pennsylvania Bucks, Chester, Delaware, Montgomery, and Philadelphia counties.

Questions on the use of the CPI should be addressed to the U.S. Bureau of Labor Statistics offices in New York City (212) 337-2404 or in Philadelphia (215) 596-1154.

THERE IS NO NEW JERSEY CONSUMER PRICE INDEX NOR COST-OF-LIVING INDEX.

18 NET SPENDABLE EARNINGS are calculated by adjusting gross average weekly earnings for the effects of state and federal taxes and inflation. Federal tax adjustments are made by the New Jersey Department of Labor according to a formula previously developed by the U.S. Department of Labor. Inflation adjustments are based on the average Consumer Price Index for Urban Wage Earners and Clerical Workers in the New York-Northeastern New Jersey and the Philadelphia-New Jersey areas. The data are not seasonally adjusted.

20 Business failures data beginning with January 1984 are not comparable to those prior to that date due to coverage of industries not previously included. Beginning in January 1984, all industries are included in the data.

21 Beginning with February 1987 issue of the Economic Indicators, data on total electric power sales have been replaced by industrial electric power sales. Industrial electric power sales are estimates of total electricity sales by utilities to industrial users only. They are based on a sample of utilities surveyed by the U.S. Energy Information Administration, as reported in Electric Power Monthly (DOE/EIA-0226).

22-24 THE CONSTRUCTION CONTRACTS INDICATORS are proprietary data provided by special permission of the F.W. Dodge Division, McGraw-Hill Information Systems Company.

The cumulative data presented in the table on page 5 are not the sum of the data contained in series 22,23, and 24. The cumulative data contain retroactive revisions made after the monthly data were originally published. The monthly data have not been revised.

TOTAL CONSTRUCTION CONTRACTS AWARDED (Series 22) is the sum of seasonally adjusted residential and nonresidential construction contract awards and unadjusted nonbuilding construction contracts awards. The nonbuilding component does not exhibit a stable seasonal pattern.

25-27 The RESIDENTIAL BUILDING PERMITS INDICATORS are compiled as of the fifth day of the second following month and are not revised as subsequent reports are received. Since the reports from all New Jersey municipalities are never received by the cutoff date, preliminary figures are used for both the current and the historical series in order to ensure comparability. Final monthly data incorporating late reports appear in the annual summaries of New Jersey Residential Building Permits, published by the Labor Market and Demographic Research unit.

TOTAL PRIVATE DWELLING UNITS AUTHORIZED by building permits (Series 25) data is the sum of seasonally adjusted single-family and two-family dwelling units and unadjusted three-or-four family and multi-family dwelling units. Public housing units are not included in either the New Jersey or U.S. series and represent a tiny fraction of the total.

DWELLING UNITS (5 or MORE) AUTHORIZED BY BUILDING PERMITS (Series 27) include all multi-family structures with five or more units, except those in public housing. Data do not exhibit a stable seasonal pattern and are therefore not appropriate for seasonal adjustment.

28-29 The figures prior to 1970 for SALES OF RETAIL STORES were adjusted by the New Jersey Department of Labor to account for sample revisions introduced in 1968 by the U.S. Census Bureau.

SALES OF RETAIL STORES IN 1982-1984 DOLLARS (Series 29) has been deflated by the "commodities only" component of the average New York-Northeastern New Jersey and Philadelphia-New Jersey Consumer Price Index for All Urban Consumers.

30 New passenger car registrations data are total new passenger cars registered in New Jersey, regardless of the State in which the sales occur, and include both domestically produced as well as imported vehicles.

Because of unemployment insurance coverage and other law changes affecting eligibility for benefits, data on unemployment insurance claims (Series 31-36) may not be directly comparable between years.

31 WEEKS CLAIMED (WEEKLY AVERAGE) is computed by dividing the total number of weeks claimed (intrastate and interstate agent under Regular UI program only) in the month by the number of weeks in the month.

The INSURED UNEMPLOYMENT RATE (IUR) is the seasonally adjusted weekly average of claimants (intrastate and interstate agent claims under the regular state program only) as a percent of the estimated covered employment.

32 The INITIAL CLAIMS WEEKLY AVERAGE represents intrastate and interstate agent claims under the regular state UI program only.

33 The UNEMPLOYMENT INSURANCE EXHAUSTONS are from the regular state program only.

34-36 The industry INSURED UNEMPLOYMENT data are derived from a three percent sample of all claimants under the regular state unemployment insurance program. The data reflect the number of insured unemployed during the week generally containing the 12th of the month, although the data are a count of the claims filed during the subsequent week.

INSURED UNEMPLOYMENT IN SERVICE PRODUCING INDUSTRIES (Series 36) includes the industries of transportation/communications/public utilities, trade, finance/insurance/real estate, and services.

Data on insured unemployment in manufacturing and service-producing industries consist of the sum of the seasonally adjusted or unadjusted data for the respective industry components. The decision to seasonally adjust the component industries is based upon individual consideration of the industries and whether seasonal adjustment is statistically meaningful.

TABLE I
RESIDENT LABOR FORCE INDICATORS - I

1. Civilian Labor Force (000) Seasonally Adjusted Data

Date	1985		1986		1987		1988	
	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.
Jan	3,816	3,837	3,903	3,882	3,897	3,956	4,037	4,024
Feb	3,834	3,840	3,907	3,880	3,931	3,963	3,991	4,015
Mar	3,839	3,831	3,841	3,889	3,975	3,964	3,985	4,027
Apr	3,841	3,824	3,864	3,897	3,961	3,966	3,969	4,024
May	3,780	3,813	3,894	3,904	4,000	3,961	3,922	4,023
Jun	3,818	3,817	3,935	3,909	3,974	3,960	3,955	4,008
Jul	3,858	3,829	3,931	3,927	3,950	3,950	3,969	3,979R
Aug	3,819	3,837	3,926	3,902	3,985	3,944	3,983	3,966P
Sep	3,853	3,844	3,941	3,904	3,933	3,960		
Oct	3,838	3,853	3,900	3,924	3,985	3,976		
Nov	3,881	3,862	3,932	3,941	3,994	3,983		
Dec	3,884	3,854	3,920	3,939	4,005	4,008		

2. Resident Employment (000) Seasonally Adjusted Data

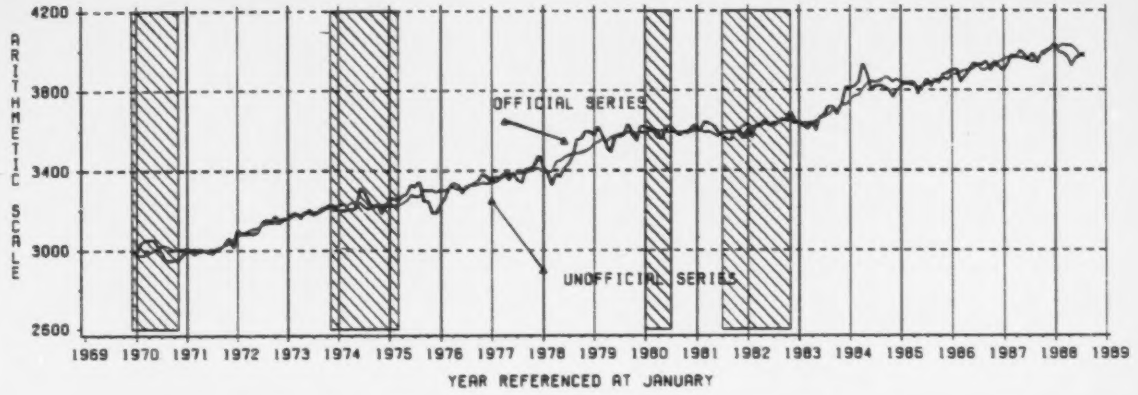
Date	1985		1986		1987		1988	
	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.
Jan	3,590	3,617	3,664	3,663	3,748	3,778	3,884	3,839
Feb	3,602	3,614	3,681	3,675	3,767	3,787	3,856	3,857
Mar	3,607	3,606	3,671	3,688	3,820	3,792	3,826	3,874
Apr	3,605	3,598	3,674	3,696	3,800	3,798	3,831	3,881
May	3,594	3,598	3,689	3,702	3,834	3,799	3,776	3,878
Jun	3,608	3,601	3,735	3,707	3,809	3,803	3,810	3,864
Jul	3,639	3,611	3,724	3,723	3,790	3,796	3,825	3,830
Aug	3,639	3,626	3,738	3,708	3,817	3,790	3,828	3,816P
Sep	3,654	3,630	3,758	3,719	3,762	3,809		
Oct	3,607	3,640	3,695	3,741	3,825	3,829		
Nov	3,648	3,650	3,755	3,755	3,847	3,838		
Dec	3,661	3,651	3,752	3,764	3,848	3,858		

3. Unemployment (000) Seasonally Adjusted Data

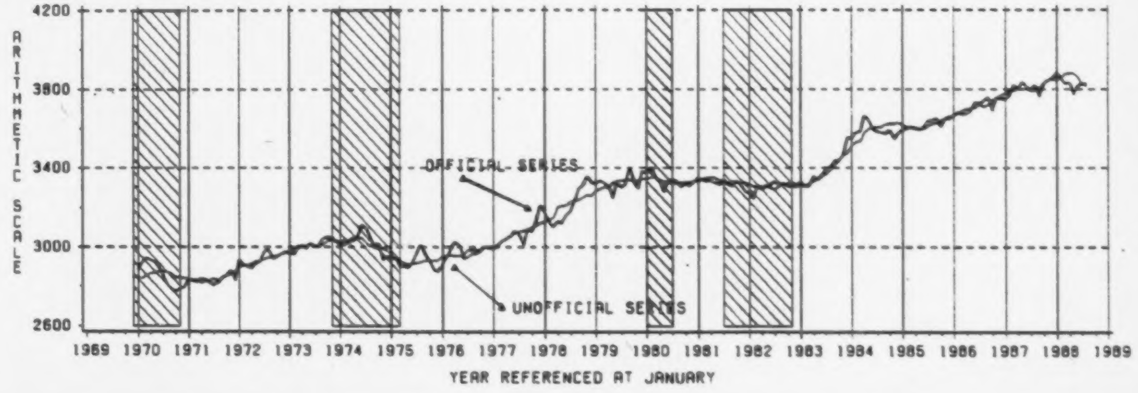
Date	1985		1986		1987		1988	
	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.
Jan	226	220	239	220	149	178	153	185
Feb	232	226	226	205	164	176	135	159
Mar	232	225	170	201	155	172	159	153
Apr	236	226	190	201	161	168	138	143
May	186	216	205	203	166	162	146	145
Jun	210	215	200	202	165	157	145	144
Jul	219	218	207	204	160	154	144	149R
Aug	180	211	188	194	168	154	155	150P
Sep	199	214	183	185	171	151		
Oct	231	213	205	183	160	147		
Nov	233	213	177	187	147	145		
Dec	223	203	168	175	157	151		

CHART I RESIDENT LABOR FORCE INDICATORS-I

1. CIVILIAN LABOR FORCE (000)



2. RESIDENT EMPLOYMENT (000)



3. UNEMPLOYMENT (000) -INVERTED

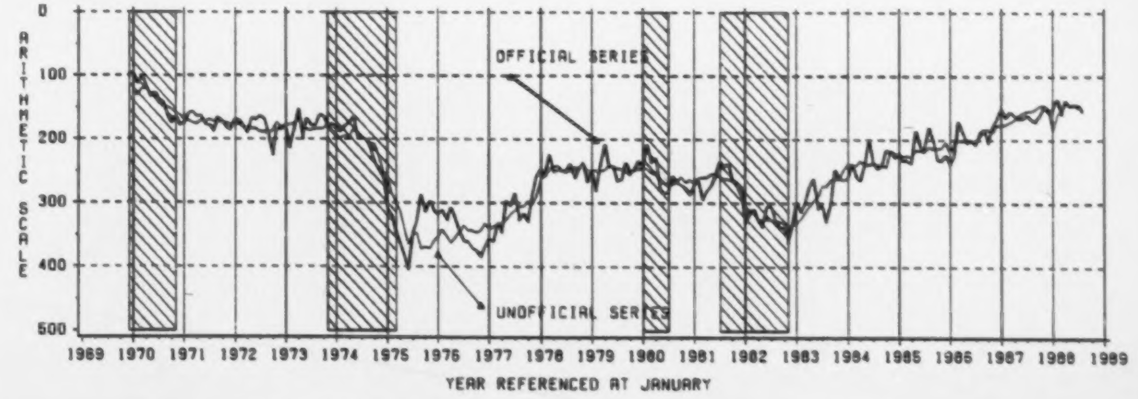


TABLE II
RESIDENT LABOR FORCE INDICATORS - II

4. Labor Force Participation Rate (%) Seasonally Adjusted Data

Date	1985		1986		1987		1988	
	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.
Jan	65.2	65.6	66.0	65.7	65.2	66.2	67.0	66.8
Feb	65.5	65.6	66.0	65.6	65.7	66.2	66.2	66.6
Mar	65.6	65.4	64.8	65.6	66.4	66.2	66.1	66.8
Apr	65.6	65.3	65.1	65.7	66.1	66.2	65.8	66.7
May	64.5	65.1	65.5	65.7	66.7	66.0	65.0	66.7
Jun	65.1	65.1	66.2	65.7	66.2	66.0	65.5	66.4
Jul	65.8	65.3	66.0	65.9	65.8	65.8	65.7	65.9R
Aug	65.0	65.3	65.9	65.5	66.3	65.6	65.9	65.6P
Sep	65.5	65.4	66.1	65.5	65.4	65.9		
Oct	65.2	65.5	65.3	65.7	66.3	66.1		
Nov	65.8	65.5	65.8	66.0	66.4	66.2		
Dec	65.8	65.3	65.6	65.9	66.5	66.6		

5. Employment/Population Ratio (%) Seasonally Adjusted Data

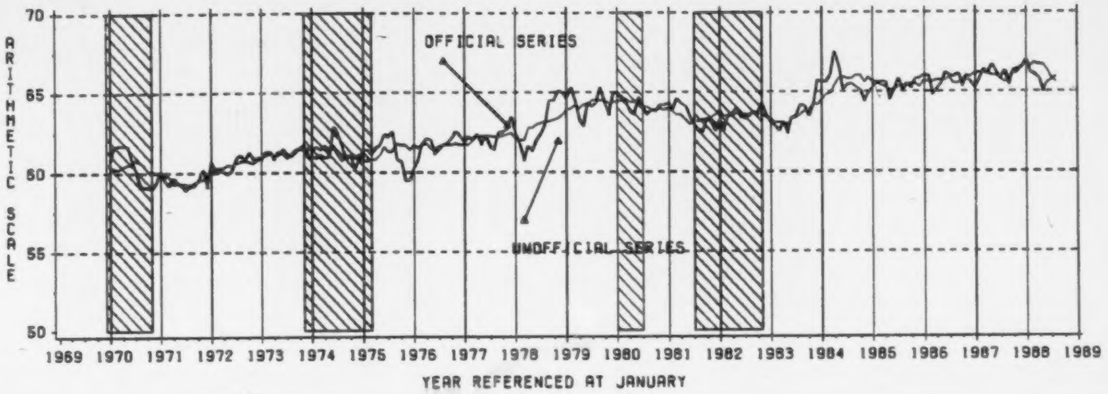
Date	1985		1986		1987		1988	
	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.
Jan	61.4	61.8	62.0	62.0	62.7	63.2	64.5	63.7
Feb	61.5	61.7	62.2	62.1	62.9	63.3	64.0	64.0
Mar	61.6	61.6	62.0	62.2	63.8	63.3	63.5	64.3
Apr	61.6	61.4	61.9	62.3	63.4	63.4	63.5	64.3
May	61.3	61.4	62.1	62.3	63.9	63.3	62.6	64.3
Jun	61.6	61.4	62.8	62.3	63.5	63.4	63.1	64.0
Jul	62.1	61.6	62.5	62.5	63.1	63.2	63.3	63.4
Aug	62.0	61.8	62.7	62.2	63.5	63.1	63.3	63.1P
Sep	62.2	61.7	63.0	62.4	62.6	63.4		
Oct	61.3	61.8	61.9	62.7	63.6	63.7		
Nov	61.9	61.9	62.9	62.9	63.9	63.8		
Dec	62.0	61.9	62.8	63.0	63.9	64.1		

6. Unemployment Rate (%) Seasonally Adjusted Data

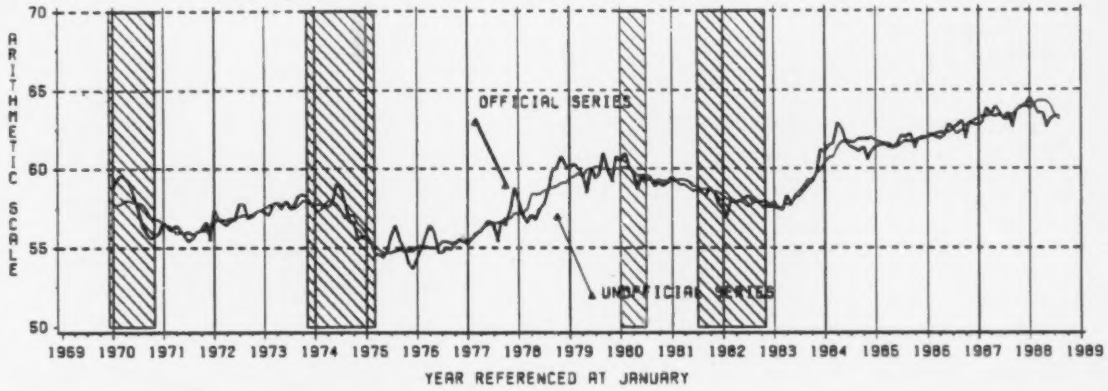
Date	1985		1986		1987		1988	
	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.	Off.	Unoff.
Jan	5.9	5.7	6.1	5.7	3.8	4.5	3.8	4.6
Feb	6.1	5.9	5.8	5.3	4.2	4.4	3.4	3.9
Mar	6.0	5.9	4.4	5.2	3.9	4.3	4.0	3.8
Apr	6.1	5.9	4.9	5.2	4.1	4.2	3.5	3.5
May	4.9	5.7	5.3	5.2	4.2	4.1	3.7	3.6
Jun	5.5	5.6	5.1	5.2	4.2	4.0	3.7	3.6
Jul	5.7	5.7	5.3	5.2	4.1	3.9	3.6	3.7
Aug	4.7	5.5	4.8	5.0	4.2	3.9	3.9	3.8P
Sep	5.2	5.6	4.6	4.7	4.3	3.8		
Oct	6.0	5.5	5.3	4.7	4.0	3.7		
Nov	6.0	5.5	4.5	4.7	3.7	3.6		
Dec	5.7	5.3	4.3	4.4	3.9	3.8		

CHART II RESIDENT LABOR FORCE INDICATORS–II

4. LABOR FORCE PARTICIPATION RATE (%)



5. EMPLOYMENT/POPULATION RATIO (%)



6. UNEMPLOYMENT RATE (%) INVERTED

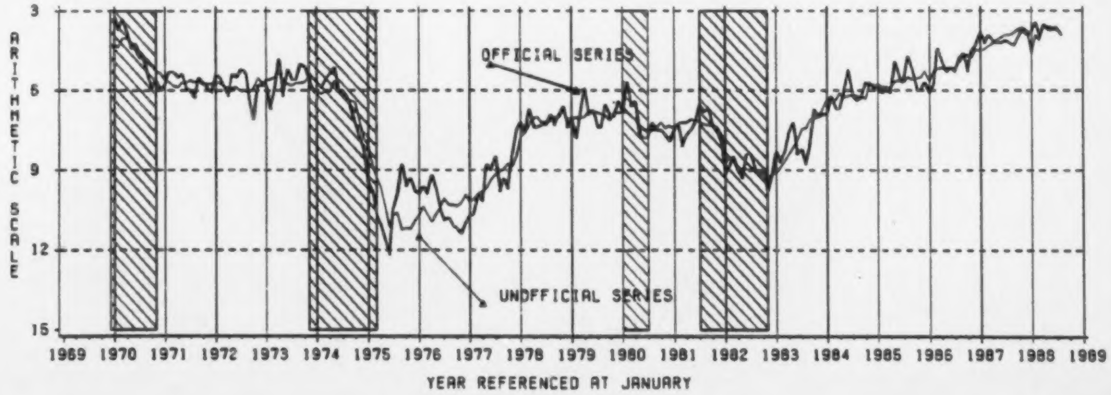


TABLE III
ESTABLISHMENT EMPLOYMENT INDICATORS - I

7. Nonfarm Payroll Employment (000)

Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	3317.6	3383.4	3382.2	3451.6	3485.2	3557.3	3573.9	3648.7
Feb	3314.8	3389.5	3382.4	3461.1	3481.0	3562.9	3577.1	3662.8
Mar	3342.1	3392.9	3415.6	3468.4	3519.2	3574.6	3612.0	3669.3
Apr	3382.0	3397.4	3457.3	3473.0	3563.1	3579.1	3648.4	3664.9
May	3409.4	3401.1	3480.7	3474.1	3584.5	3578.0	3672.1	3665.2
Jun	3459.3	3405.4	3524.7	3472.2	3638.5	3585.2	3721.1	3667.5
Jul	3464.9	3416.2	3540.1	3490.2	3628.7	3578.2	3706.2R	3654.6R
Aug	3468.7	3423.7	3534.7	3490.0	3624.5	3580.0	3711.3P	3665.7P
Sep	3438.2	3427.6	3512.6	3503.7	3604.4	3597.4		
Oct	3452.0	3433.6	3549.0	3528.1	3637.9	3616.5		
Nov	3460.7	3442.6	3551.8	3531.2	3649.6	3628.5		
Dec	3459.8	3446.4	3554.5	3539.3	3653.2	3638.0		

8. Private Sector Nonfarm Payroll Employment (000)

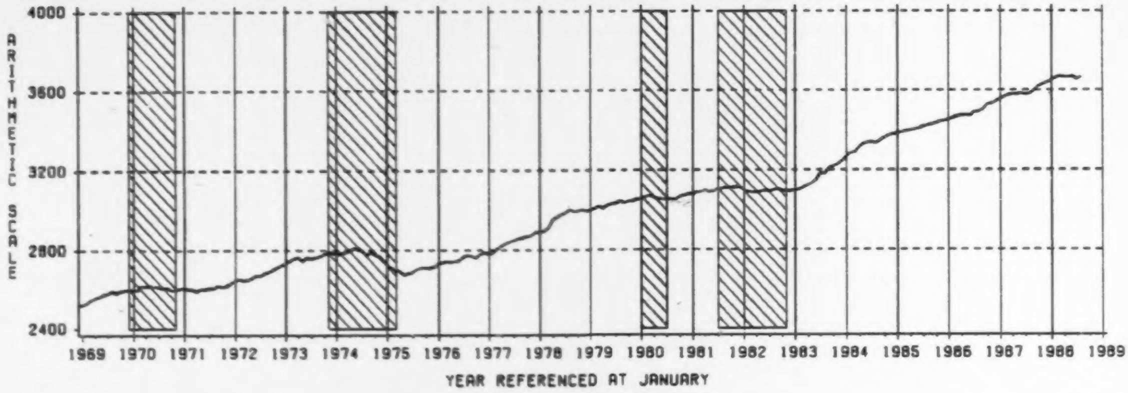
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	2793.5	2857.2	2854.6	2921.4	2948.6	3018.0	3028.5	3100.5
Feb	2785.8	2862.7	2847.2	2927.5	2939.2	3022.5	3025.8	3113.2
Mar	2811.1	2866.7	2876.2	2933.8	2971.5	3031.8	3054.5	3116.8
Apr	2851.6	2870.7	2917.0	2936.6	3012.9	3033.1	3089.4	3110.0
May	2879.0	2873.5	2942.5	2938.6	3038.6	3034.8	3115.0	3110.7
Jun	2922.5	2875.0	2982.6	2936.4	3091.1	3044.1	3162.6	3115.2
Jul	2931.7	2881.8	3009.5	2957.8	3092.3	3039.6	3163.3R	3109.5R
Aug	2938.5	2887.3	3009.7	2958.7	3094.0	3043.0	3171.7P	3119.2P
Sep	2916.9	2890.6	2991.1	2966.6	3079.0	3056.2		
Oct	2919.9	2900.1	3010.9	2988.8	3094.2	3071.4		
Nov	2922.5	2909.0	3007.0	2991.4	3098.7	3082.5		
Dec	2923.0	2913.3	3010.0	2998.6	3102.5	3090.9		

9. Public Sector Payroll Employment (000)

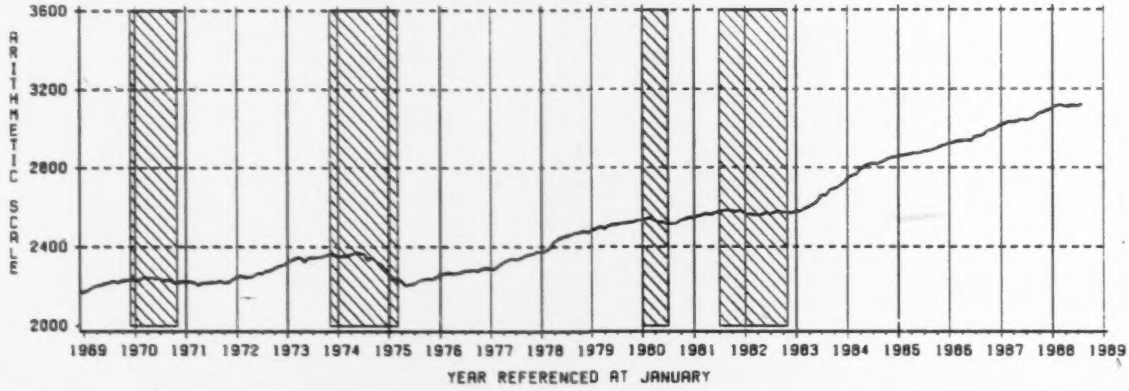
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	524.1	526.2	527.6	530.2	536.6	539.3	545.4	548.2
Feb	529.0	526.9	535.2	533.7	541.8	540.4	551.3	549.6
Mar	531.0	526.2	539.4	534.6	547.7	542.8	557.5	552.5
Apr	530.4	526.7	540.3	536.4	550.2	546.0	559.0	554.9
May	530.4	527.6	538.2	535.5	545.9	543.2	557.1	554.5
Jun	536.8	530.4	542.1	535.8	547.4	541.1	558.5	552.3
Jul	533.2	534.5	530.6	532.5	536.4	538.5	542.9	545.1
Aug	530.2	536.3	525.0	531.4	530.5	537.1	539.6P	546.5P
Sep	521.3	536.9	521.5	537.1	525.4	541.2		
Oct	532.1	533.5	538.1	539.3	543.7	545.1		
Nov	538.2	533.6	544.8	539.8	550.9	546.0		
Dec	536.8	533.1	544.5	540.7	550.7	547.1		

CHART III ESTABLISHMENT EMPLOYMENT INDICATORS – I

7. NONFARM PAYROLL EMPLOYMENT (000)



8. PRIVATE SECTOR NONFARM PAYROLL EMPLOYMENT (000)



9. PUBLIC SECTOR PAYROLL EMPLOYMENT (000)

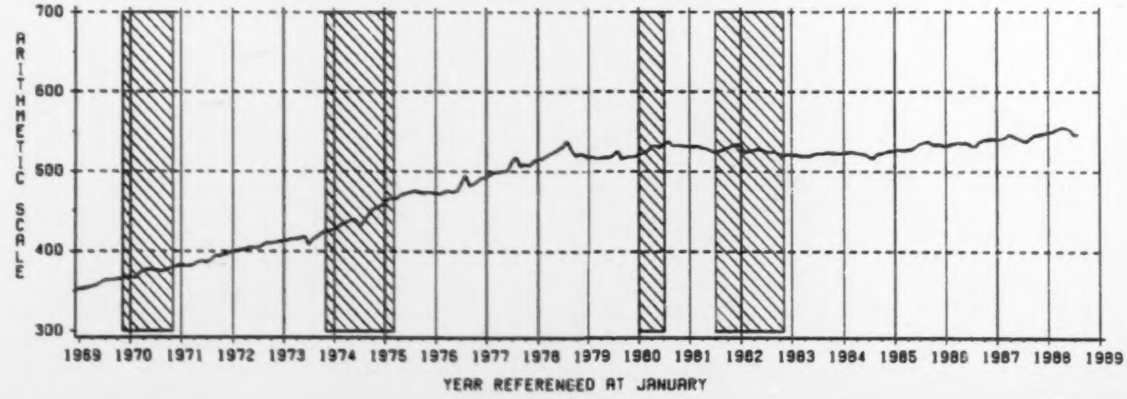


TABLE IV
ESTABLISHMENT EMPLOYMENT INDICATORS - II

10. Manufacturing Payroll Employment (000)

Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	718.9	728.5	687.6	697.4	674.5	683.9	660.0	669.0
Feb	719.1	725.3	690.4	696.8	677.0	683.1	665.5	671.3
Mar	718.8	721.4	692.8	695.6	679.8	682.5	667.3	669.7
Apr	718.1	720.4	693.1	695.5	676.0	678.1	666.4	668.3
May	716.9	716.6	691.5	691.7	677.6	677.8	669.1	669.1
Jun	721.4	715.0	695.9	689.9	683.0	677.2	673.8	668.1
Jul	710.3	712.0	686.9	688.5	672.4	674.0	665.8R	667.4R
Aug	714.6	710.9	688.4	685.2	674.9	672.0	670.2P	667.5P
Sep	709.8	703.5	692.0	686.2	677.6	672.4		
Oct	706.8	701.7	691.5	686.2	677.6	672.9		
Nov	703.7	700.4	690.1	686.7	675.3	672.3		
Dec	695.8	697.1	685.2	686.5	671.3	672.7		

11. Construction Payroll Employment (000)

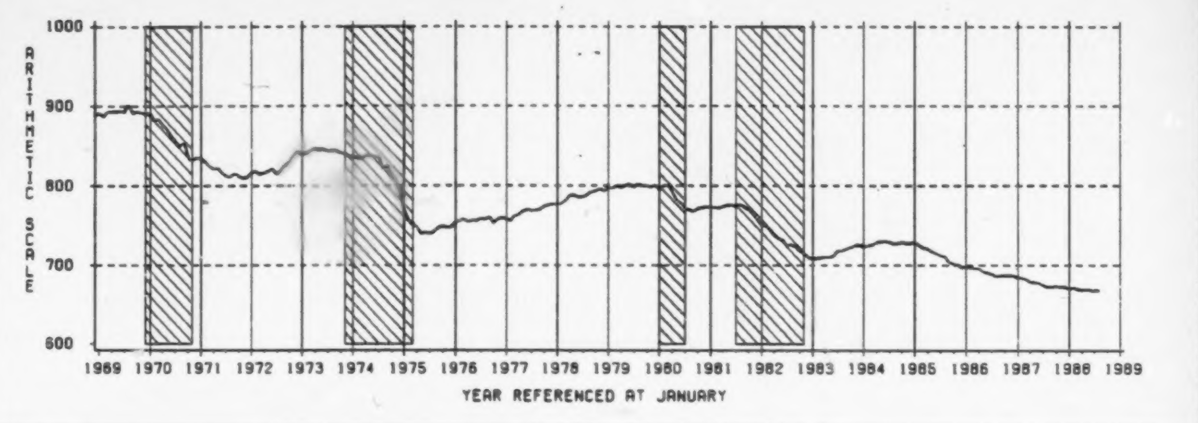
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	124.4	138.2	133.9	148.4	149.2	165.3	163.0	180.5
Feb	117.8	136.5	128.9	148.8	141.8	163.3	158.2	182.3
Mar	127.1	141.4	134.3	149.0	149.4	165.5	167.0	184.9
Apr	138.4	142.1	147.3	150.9	160.9	164.6	177.4	181.6
May	143.2	141.3	153.3	151.2	166.3	164.0	182.9	180.4
Jun	145.7	139.7	159.2	152.7	173.0	166.1	188.7	181.1
Jul	148.2	139.2	165.0	155.0	176.9	166.3	192.8	181.2
Aug	151.3	141.4	165.7	155.0	178.8	167.4	194.0P	181.6P
Sep	149.1	141.8	163.0	155.3	177.9	169.7		
Oct	150.4	142.1	166.5	157.6	180.0	170.5		
Nov	149.7	143.6	164.2	157.7	179.9	172.9		
Dec	147.0	144.8	158.9	156.5	177.5	174.8		

12. Private Service-Producing Industries Payroll Employment (000)

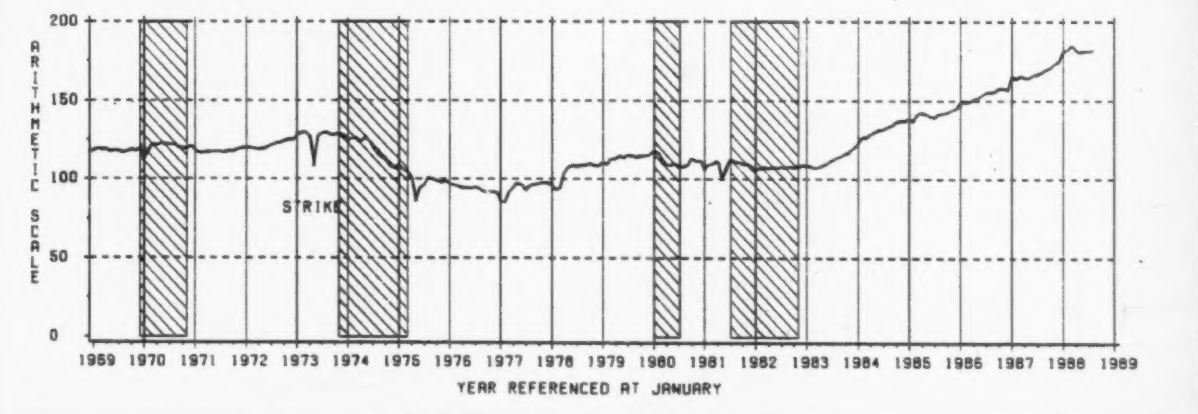
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	1948.3	1988.3	2031.2	2073.4	2122.8	2166.6	2203.2	2248.5
Feb	1947.0	1998.7	2026.0	2079.7	2118.4	2173.8	2199.9	2257.1
Mar	1963.2	2001.8	2047.1	2087.0	2140.1	2181.6	2217.8	2259.6
Apr	1992.9	2006.0	2074.5	2088.1	2173.8	2188.1	2243.1	2257.6
May	2016.7	2013.4	2095.5	2093.5	2192.4	2190.8	2260.5	2258.8
Jun	2053.1	2018.1	2125.3	2091.6	2232.7	2198.5	2297.6	2263.6
Jul	2071.0	2028.4	2155.4	2112.1	2240.6	2197.0	2302.2	2258.5
Aug	2070.4	2032.9	2153.4	2116.3	2237.9	2201.2	2304.9P	2267.6P
Sep	2055.8	2043.1	2133.9	2123.0	2221.1	2211.8		
Oct	2060.5	2054.1	2150.7	2142.8	2234.2	2225.7		
Nov	2066.9	2062.7	2150.5	2144.9	2241.1	2234.9		
Dec	2078.0	2069.2	2163.7	2153.4	2251.4	2241.1		

CHART IV ESTABLISHMENT EMPLOYMENT INDICATORS – II

10. MANUFACTURING PAYROLL EMPLOYMENT(000)



11. CONSTRUCTION PAYROLL EMPLOYMENT (000)



12. PRIVATE SERVICE–PRODUCING INDUSTRIES PAYROLL EMPLOYMENT (000)

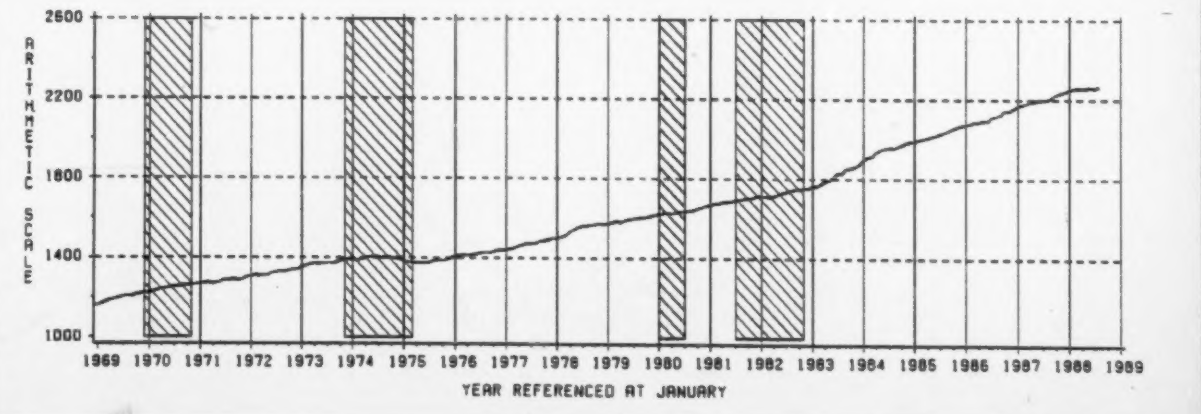


TABLE V
PRODUCTION WORKERS INDICATORS

13. Manufacturing Employment-Production Workers (000)

Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	451.1	458.1	423.6	430.1	424.1	430.3	410.4	416.2
Feb	449.8	452.2	428.3	430.4	429.1	430.9	417.2	418.9
Mar	450.6	450.9	429.2	429.2	429.3	429.0	418.5	418.1
Apr	444.8	446.7	429.2	431.3	423.9	426.0	417.8	419.9
May	442.6	443.1	427.0	427.6	426.4	427.1	420.0	420.8
Jun	447.5	443.8	430.5	427.1	428.6	425.2	423.2	419.8
Jul	432.1	436.6	424.3	429.0	418.3	423.2	415.8R	420.4R
Aug	437.1	437.1	426.6	427.0	422.3	423.0	419.8P	420.6P
Sep	435.5	430.5	432.7	428.0	429.1	424.6		
Oct	436.0	431.3	434.0	429.6	428.4	424.2		
Nov	433.8	430.2	435.6	432.0	425.7	422.3		
Dec	427.9	428.3	429.9	430.2	422.8	423.3		

14. Manufacturing Workweek-Production Workers (Hours)

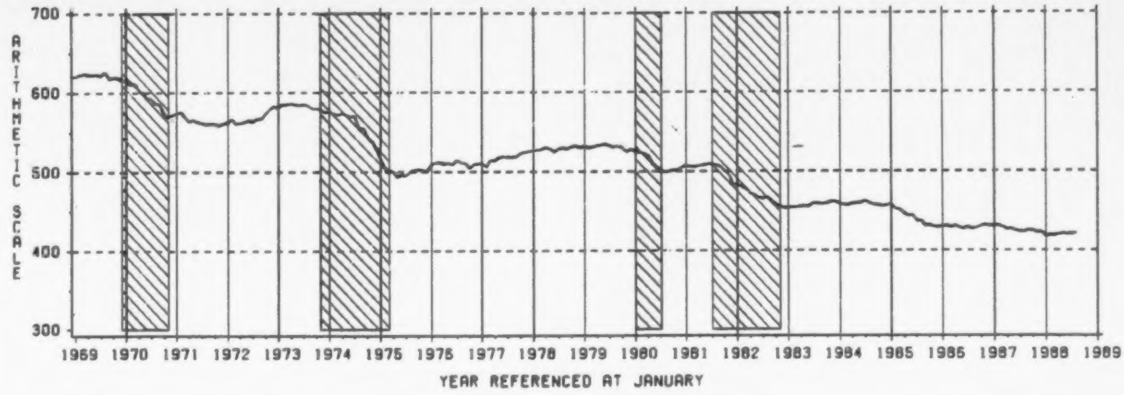
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	40.9	41.0	41.4	41.4	41.4	41.4	41.2	41.2
Feb	40.7	40.8	40.6	40.7	41.2	41.3	41.1	41.2
Mar	41.0	40.8	41.3	41.1	41.5	41.3	41.4	41.2
Apr	40.6	40.8	41.1	41.3	40.9	41.1	41.2	41.4
May	40.6	40.7	41.1	41.2	41.1	41.2	41.0	41.1
Jun	40.8	40.8	41.3	41.3	41.1	41.0	41.1	41.1
Jul	40.3	40.8	40.5	41.0	40.6	41.1	40.7	41.2
Aug	40.4	40.6	41.0	41.3	40.8	41.1	40.8P	41.1P
Sep	40.7	40.7	41.2	41.2	41.0	41.0		
Oct	41.0	40.9	41.1	41.0	41.4	41.3		
Nov	41.3	40.9	41.7	41.3	41.8	41.4		
Dec	41.4	41.0	41.5	41.1	41.8	41.4		

15. Aggregate Manufacturing Weekly Manhours-Production Workers (000)

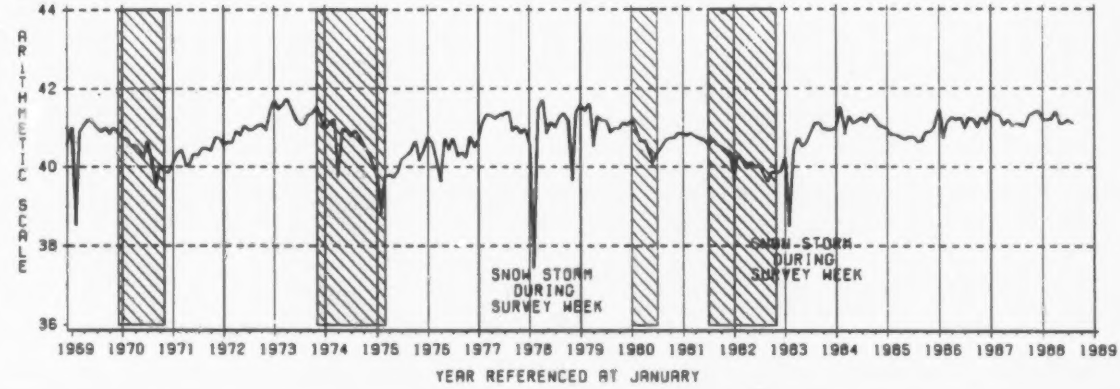
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	18,450	18,782	17,537	17,806	17,558	17,814	16,908	17,147
Feb	18,307	18,450	17,389	17,517	17,679	17,796	17,147	17,258
Mar	18,475	18,397	17,726	17,640	17,816	17,718	17,326	17,226
Apr	18,059	18,225	17,640	17,813	17,338	17,509	17,213	17,384
May	17,970	18,035	17,550	17,617	17,525	17,597	17,220	17,295
Jun	18,258	18,107	17,780	17,639	17,615	17,433	17,394	17,254
Jul	17,414	17,813	17,184	17,589	16,983	17,394	16,923R	17,320R
Aug	17,659	17,746	17,491	17,635	17,230	17,385	17,128P	17,287P
Sep	17,725	17,521	17,827	17,634	17,593	17,409		
Oct	17,832	17,640	17,837	17,614	17,736	17,519		
Nov	17,829	17,595	18,165	17,842	17,794	17,483		
Dec	17,672	17,560	17,841	17,681	17,673	17,525		

CHART V PRODUCTION WORKER INDICATORS

13. MANUFACTURING EMPLOYMENT –PRODUCTION WORKERS (000)



14. MANUFACTURING WORKWEEK – PRODUCTION WORKERS (HOURS)



15. AGGREGATE MANUFACTURING WEEKLY MANHOURS – PRODUCTION WORKERS (000)

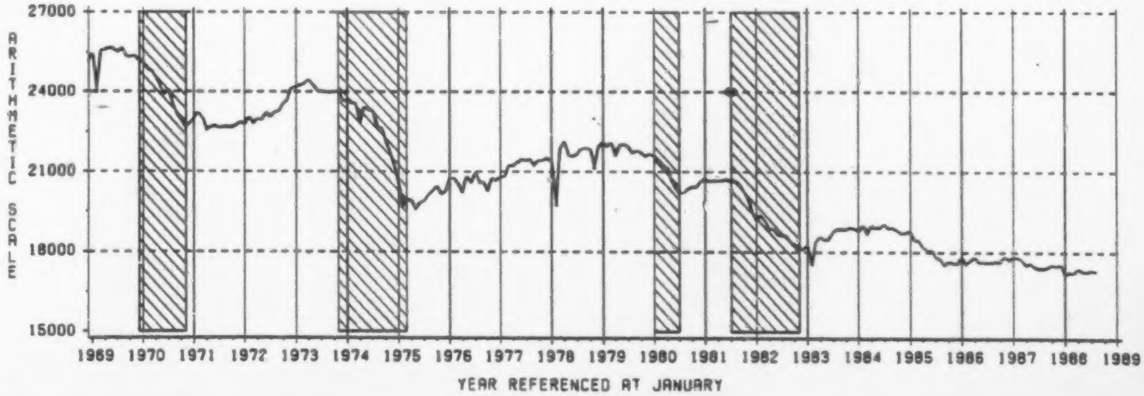


TABLE VI
EARNINGS AND PRICE INDICATORS

16. Weekly Earnings of Manufacturing Production Workers ($)

Date	1985	1986	1987	1988
	Unadj.	Unadj.	Unadj.	Unadj.
Jan	395.50	416.90	425.18	443.72
Feb	393.57	408.44	423.12	442.65
Mar	398.11	415.07	424.96	445.46
Apr	398.29	412.64	424.54	444.96
May	398.29	413.06	426.21	443.62
Jun	401.88	419.20	426.62	445.94
Jul	398.97	410.27	423.86	442.41
Aug	399.15	415.33	424.32	441.05P
Sep	402.93	417.36	430.09	
Oct	407.54	415.93	435.53	
Nov	414.24	424.51	441.41	
Dec	418.97	427.04	450.60	

17. CPI For Urban Wage Earners & Clerical Workers (Unadj. Index 1982-84=100)

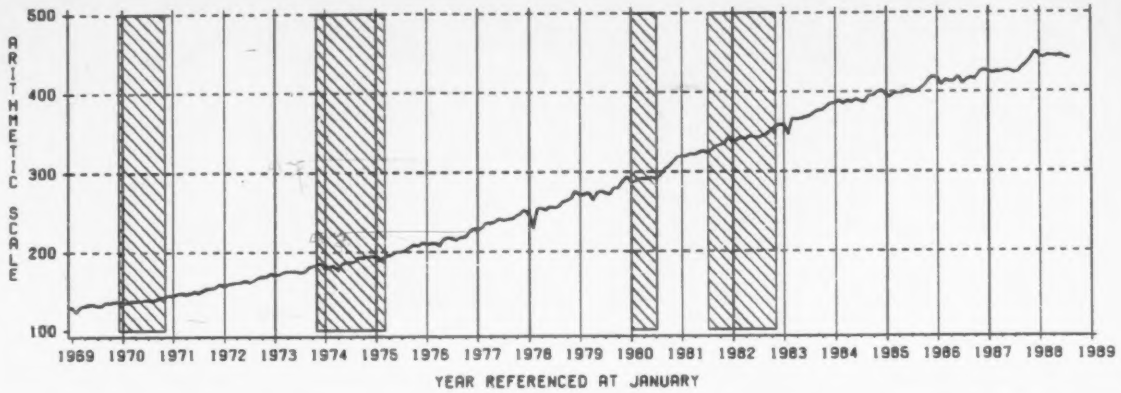
Date	1985			1986			1987			1988		
	U.S.	N.Y.	PA.	U.S.	N.Y.	PA.	U.S.	N.Y.	PA.	U.S.	N.Y.	PA.
Jan	104.9	106.1	106.5	108.9	110.9	111.2	110.0	113.2	113.3	114.5	119.6	119.3
Feb	105.4	106.6	107.6	108.5	110.5	111.1	110.5	113.8	113.6	114.7	119.3	119.0
Mar	105.9	106.8	107.9	107.9	110.5	110.6	111.0	114.4	113.8	115.1	119.7	119.5
Apr	106.3	107.2	108.5	107.6	110.0	110.1	111.6	115.3	115.3	115.7	120.6	119.8
May	106.7	107.4	109.2	107.9	109.7	110.4	111.9	116.0	116.2	116.2	120.7	120.8
Jun	107.0	107.6	109.2	108.4	110.4	111.4	112.4	116.5	117.2	116.7	121.2	121.8
Jul	107.1	107.6	109.7	108.4	111.2	111.8	112.7	116.5	117.3	117.2	121.7	123.1
Aug	107.3	108.4	109.7	108.6	111.4	111.7	113.3	117.4	118.4	117.7	122.2	123.6
Sep	107.6	108.6	109.9	109.1	111.5	112.5	113.8	118.5	118.5			
Oct	107.9	108.8	110.3	109.1	111.9	112.3	114.1	118.8	119.0			
Nov	108.3	109.8	110.7	109.2	111.9	112.0	114.3	119.1	118.6			
Dec	108.6	110.1	111.0	109.3	112.4	112.5	114.2	119.1	119.0			

18. Net Spendable Wkly Earnings of Mfg. Workers in 1982-84 Dollars (Unadj.)

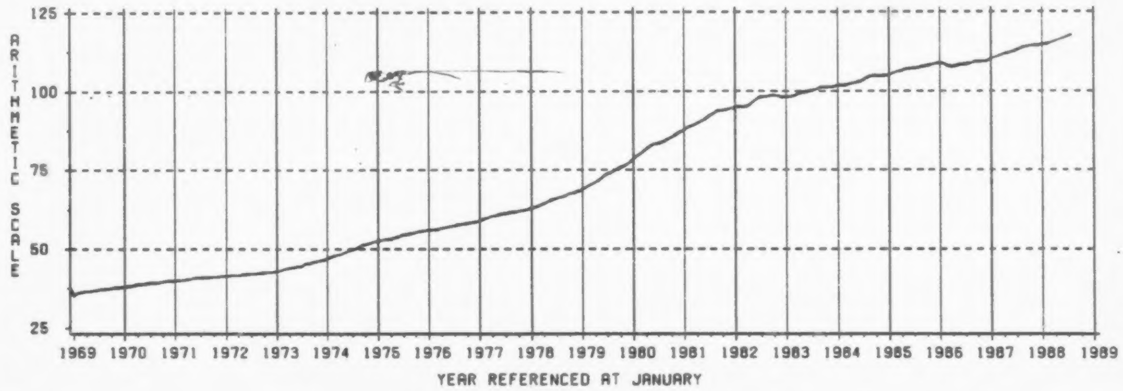
Date	1985		1986		1987		1988	
	Single	3 Dep.	Single	3 Dep.	Single	3 Dep.	Single	3 Dep.
Jan	282.63	305.95	284.25	307.63	293.34	314.80	289.67	310.32
Feb	279.36	302.31	280.11	302.79	291.18	312.32	289.84	310.42
Mar	281.31	304.64	284.47	307.82	291.16	312.45	290.33	311.15
Apr	280.12	303.34	284.34	307.57	287.90	308.92	288.62	309.29
May	279.09	302.22	284.59	307.86	286.81	307.88	286.50	306.91
Jun	280.98	304.40	286.10	309.70	285.07	306.04	286.02	306.59
Jul	278.46	301.58	279.18	301.88	283.60	304.25	282.14	302.16
Aug	277.55	300.60	281.85	305.00	281.43	301.97	280.30P	300.09P
Sep	279.29	302.60	282.01	305.23	283.05	304.13		
Oct	281.60	304.84	280.94	304.03	284.95	306.58		
Nov	283.72	307.33	286.11	309.89	288.03	310.33		
Dec	285.71	309.62	286.29	310.15	292.36	315.66		

CHART VI EARNINGS AND PRICE INDICATORS

16. WEEKLY EARNINGS OF MANUFACTURING PRODUCTION WORKERS ($) NOT SEASONALLY ADJUSTED



17. U.S. CONSUMER PRICE INDEX FOR URBAN AND CLERICAL WORKERS (UNADJUSTED INDEX 1982-84=100)



18. NET SPENDABLE WEEKLY EARNINGS OF MANUFACTURING WORKERS (3 DEPENDENTS) IN 1982-84 DOLLARS (UNADJ)

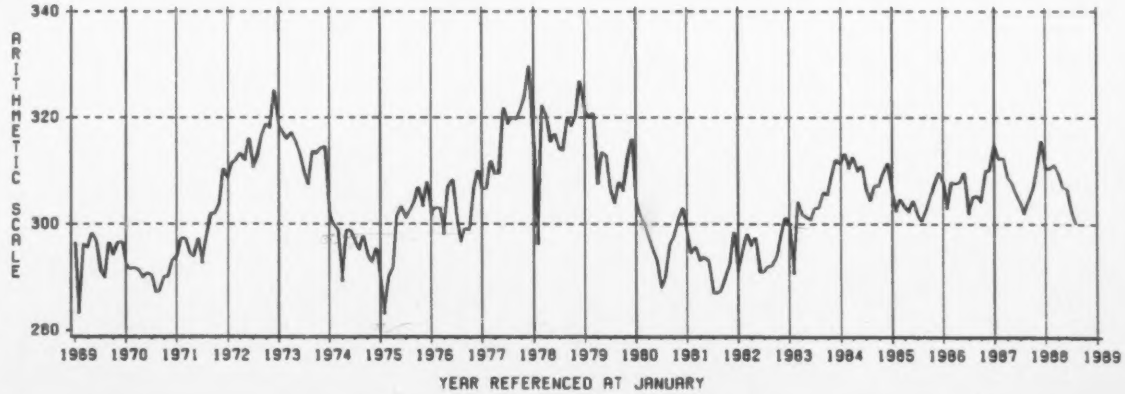


TABLE VII
GENERAL BUSINESS INDICATORS

19. New Business Incorporations (Number)

Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	2,999	2,663	2,910	2,661	2,595	2,474	2,322	2,280
Feb	2,226	2,423	2,539	2,800	2,315	2,568	3,198	3,456
Mar	2,533	2,385	2,787	2,644	3,183	2,937	3,501	3,040
Apr	2,627	2,434	3,345	2,954	3,287	2,907	2,698	2,533
May	2,527	2,351	3,009	2,915	2,873	2,866	3,131	3,020
Jun	2,348	2,540	2,580	2,770	2,737	2,816	2,717	2,726
Jul	2,478	2,398	2,975	2,854	2,586	2,565		
Aug	2,431	2,574	2,476	2,674	2,521	2,715		
Sep	2,483	2,784	2,639	2,864	2,110	2,212		
Oct	3,060	2,853	2,719	2,590	2,323	2,300		
Nov	2,318	2,737	2,175	2,594	2,440	2,691		
Dec	2,428	2,306	2,976	2,697	2,859	2,718		

20. Business Failures (Number)

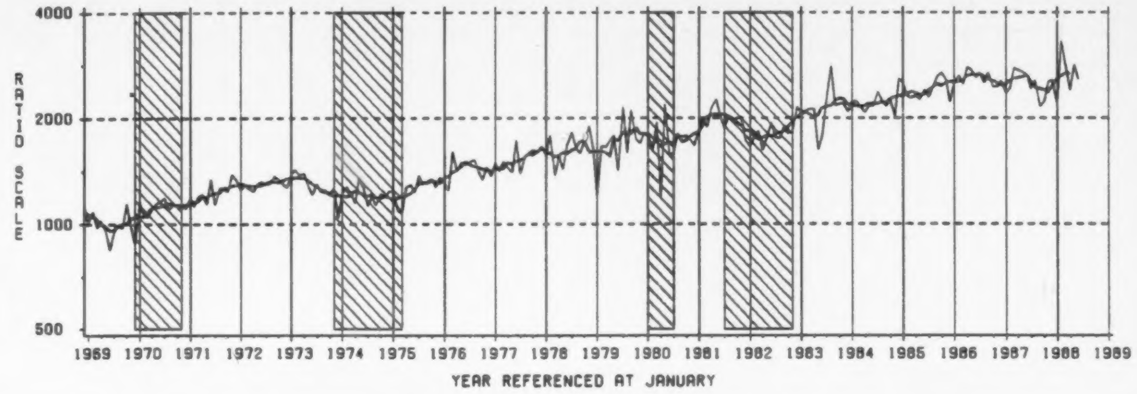
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	60	56	96	88	65	65	101	106
Feb	73	79	71	77	60	65	109	114
Mar	105	85	95	74	67	55	155	111
Apr	89	84	75	66	86	83	111	105
May	105	86	94	82	78	71		
Jun	64	69	56	64	65	77		
Jul	91	101	63	66	74	73		
Aug	82	80	46	51	51	58		
Sep	53	69	56	73	57	69		
Oct	92	87	97	85	72	65		
Nov	108	125	68	83	40	50		
Dec	68	74	95	89	63	58		

21. Industrial Electric Power Sales (Millions of Kilowatt-Hours)

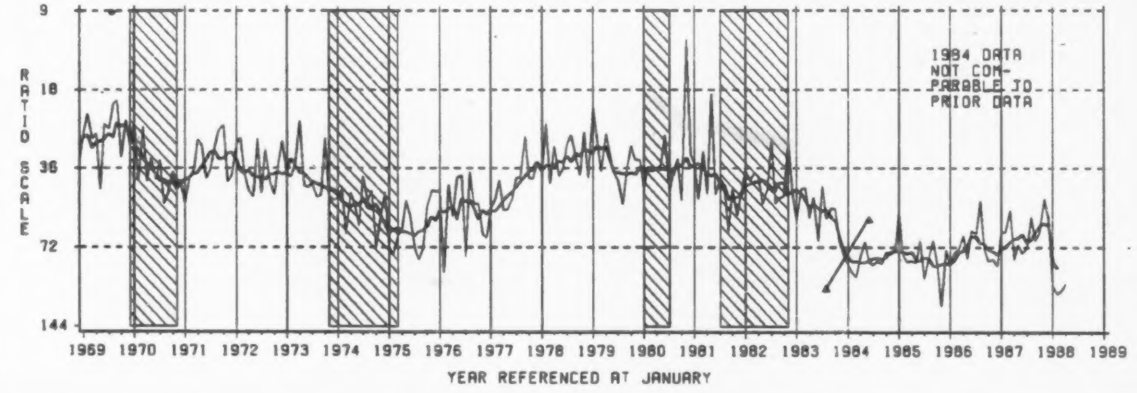
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	1,253	1,310	1,233	1,299	1,234	1,297	1,250	1,331
Feb	1,206	1,296	1,249	1,339	1,238	1,325	1,282	1,320
Mar	1,301	1,301	1,253	1,252	1,300	1,296	1,296	1,283
Apr	1,238	1,289	1,246	1,301	1,285	1,343	1,278	1,336
May	1,343	1,312	1,361	1,319	1,347	1,319	1,316	1,277
Jun	1,315	1,278	1,347	1,309	1,353	1,300	1,360	1,315
Jul	1,367	1,296	1,372	1,298	1,398	1,329		
Aug	1,365	1,327	1,310	1,287	1,318	1,289		
Sep	1,354	1,304	1,388	1,320	1,313	1,257		
Oct	1,340	1,296	1,346	1,313	1,281	1,248		
Nov	1,303	1,325	1,253	1,287	1,306	1,327		
Dec	1,255	1,313	1,230	1,277	1,234	1,283		

CHART VII GENERAL BUSINESS INDICATORS

19. NEW BUSINESS INCORPORATIONS (NUMBER) SIX-MONTH MOVING AVERAGE



20. BUSINESS FAILURES (NUMBER) SIX-MONTH MOVING AVERAGE - INVERTED



21. INDUSTRIAL ELECTRIC POWER SALES (MILLIONS OF KILOWATT-HOURS)

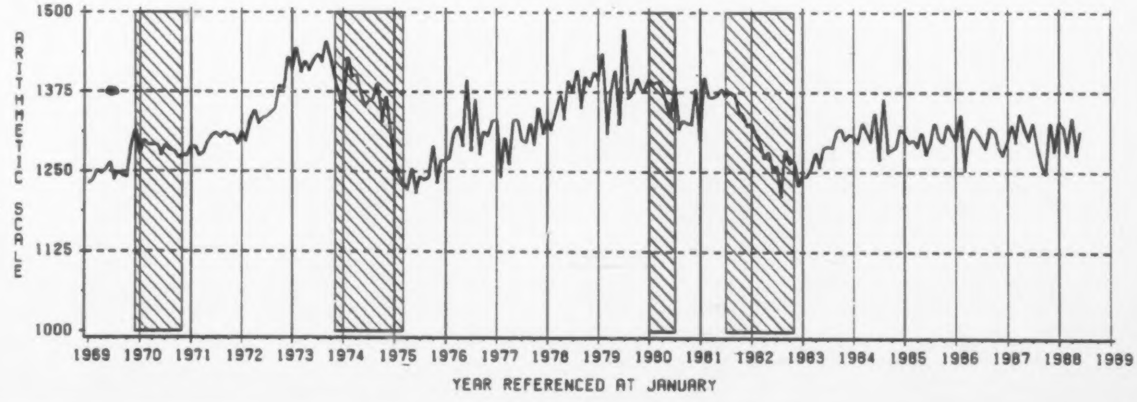


TABLE VIII
CONSTRUCTION CONTRACT INDICATORS

22. Total Construction Contracts Awarded ($000,000)

Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	479.9	585.0	436.6	565.8	431.7	563.0	542.2	691.1
Feb	416.6	627.9	395.0	629.2	570.3	935.2	538.9	859.0
Mar	647.4	643.7	643.6	626.6	868.0	832.2	711.6	685.1
Apr	696.8	680.7	965.7	943.7	628.4	617.4	657.0	643.9
May	747.1	686.1	819.7	733.7	701.2	647.7	919.4	854.2
Jun	806.1	644.3	786.3	645.4	849.2	705.7	919.0	781.5
Jul	766.8	734.0	850.9	800.1	820.0	755.3	737.9	684.9
Aug	798.2	699.6	723.0	635.1	827.3R	729.1R	876.7	770.7
Sep	652.5	637.3	959.8	965.3	749.6	760.6		
Oct	752.2	710.6	1071.8	977.3	818.2	749.9		
Nov	699.4	689.1	703.2	692.0	836.1	803.3		
Dec	590.8	670.2	547.2	615.4	594.1	665.1		

23. Residential Construction Contracts Awarded ($000,000)

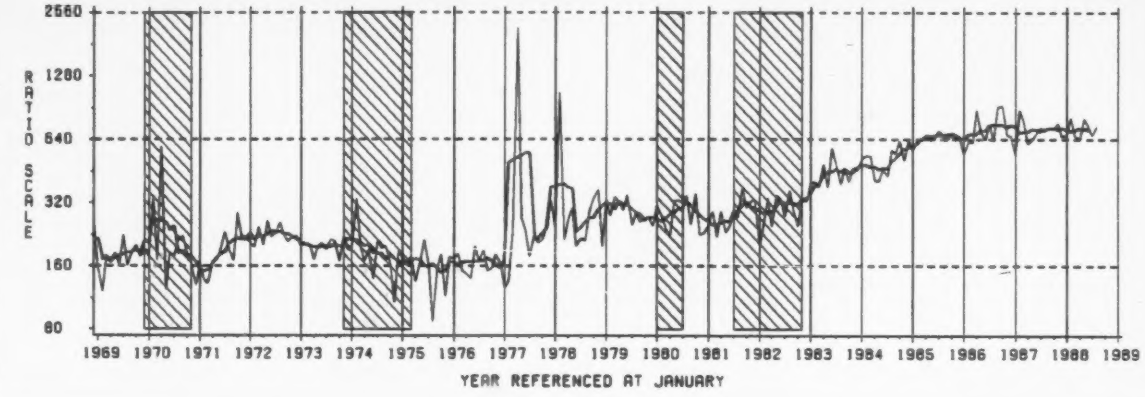
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	215.0	283.9	249.4	342.2	190.3	271.1	191.8	273.3
Feb	168.1	309.9	186.6	345.2	251.3	472.1	267.5	502.6
Mar	333.5	340.1	320.5	317.8	387.2	379.7	396.9	389.2
Apr	355.3	342.3	557.3	531.8	314.8	298.8	348.4	330.6
May	396.3	325.8	510.5	423.0	298.0	244.1	362.4	296.9
Jun	439.6	339.9	433.4	344.7	455.1	365.5	387.0	310.8
Jul	502.8	477.3	371.7	343.0	368.5	333.6	375.3	339.7
Aug	423.1	357.9	361.2	307.1	424.5R	364.5R	470.8	404.3
Sep	339.3	320.3	352.7	340.7	325.0	322.9		
Oct	363.6	331.1	662.3	576.3	410.2	351.0		
Nov	311.9	330.4	340.2	364.5	308.5	330.9		
Dec	322.0	380.6	269.4	317.8	293.4	346.2		

24. Nonresidential Construction Contracts Awarded ($000,000)

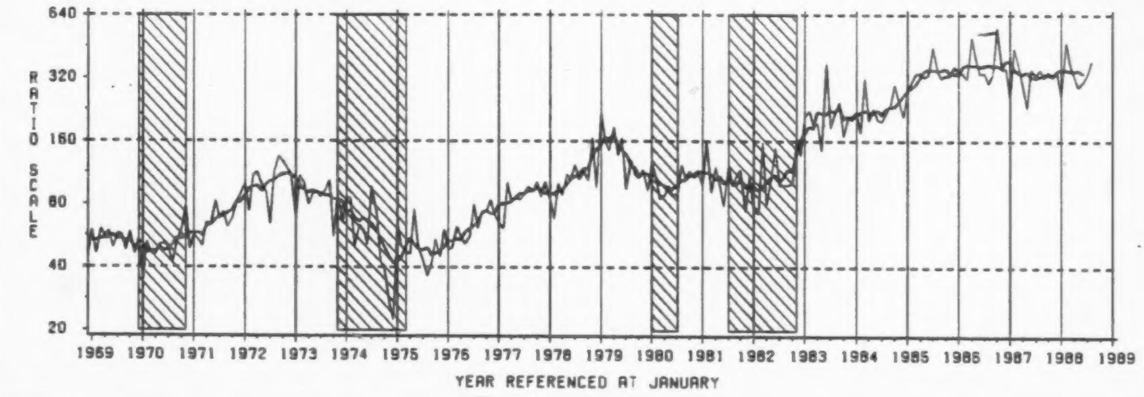
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	167.6	203.8	142.0	178.3	169.1	219.6	225.8	293.2
Feb	129.8	199.3	140.6	216.1	266.4	410.5	157.2	242.2
Mar	247.6	237.3	230.8	216.5	391.4	363.2	260.9	242.1
Apr	228.4	225.3	307.5	310.9	234.1	239.2	215.5	220.2
May	252.9	262.3	184.0	185.5	259.1	259.5	228.3	220.6
Jun	321.3	259.2	280.3	228.1	278.9	225.0	316.8	255.6
Jul	182.0	174.8	305.5	283.5	351.0	321.2	205.0	187.6
Aug	241.3	207.9	258.0	224.3	305.5R	267.2R	315.5	276.0
Sep	178.6	182.4	451.4	468.9	299.7	312.9		
Oct	304.1	295.0	268.6	260.1	284.5	275.3		
Nov	213.9	185.0	261.1	225.7	443.9	388.6		
Dec	195.2	215.8	197.9	217.7	182.6	200.9		

CHART VIII CONSTRUCTION CONTRACT INDICATORS

22. TOTAL CONSTRUCTION CONTRACTS AWARDED ($000,000) SIX-MONTH MOVING AVERAGE



23. RESIDENTIAL CONSTRUCTION CONTRACTS AWARDED ($000,000) SIX-MONTH MOVING AVERAGE



24. NONRESIDENTIAL CONSTRUCTION CONTRACTS AWARDED ($000,000) SIX-MONTH MOVING AVERAGE

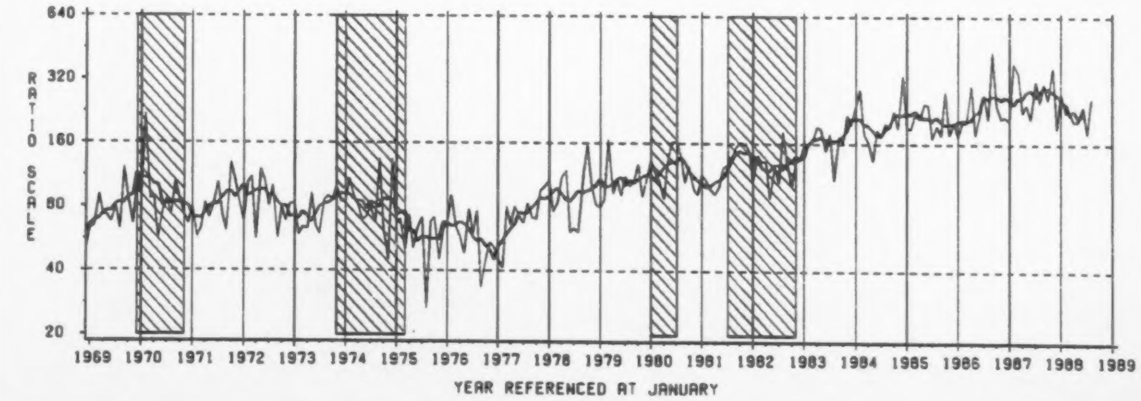


TABLE IX
PRIVATE RESIDENTIAL BUILDING PERMITS INDICATORS

25. Total Private Dwelling Units Authorized By Building Permits (Number)

Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	2,433	3,085	2,558	3,354	2,677	3,388	1,776	2,384
Feb	1,865	2,987	1,876	2,944	2,560	3,938	1,740	2,512
Mar	2,937	3,240	3,098	3,411	3,797	4,080	3,555	3,677
Apr	3,861	3,668	4,818	4,636	3,362	3,243	2,993	2,947
May	4,263	3,846	4,531	4,129	3,423	3,231	3,323	3,081
Jun	3,260	2,999	4,474	3,982	4,553	3,943	3,186	2,811
Jul	4,138	3,847	3,998	3,709	3,410	3,201	2,833	2,823
Aug	4,373	3,914	3,901	3,658	2,890	2,730		
Sep	3,145	3,031	4,778	4,434	3,496	3,237		
Oct	3,882	3,539	4,073	3,756	3,326	3,125		
Nov	3,375	3,408	3,285	3,490	2,805	2,899		
Dec	5,132	5,110	4,416	4,242	3,022	2,890		

26. Private Single-Family Dwelling Units Auth. By Bldg. Permits (Number)

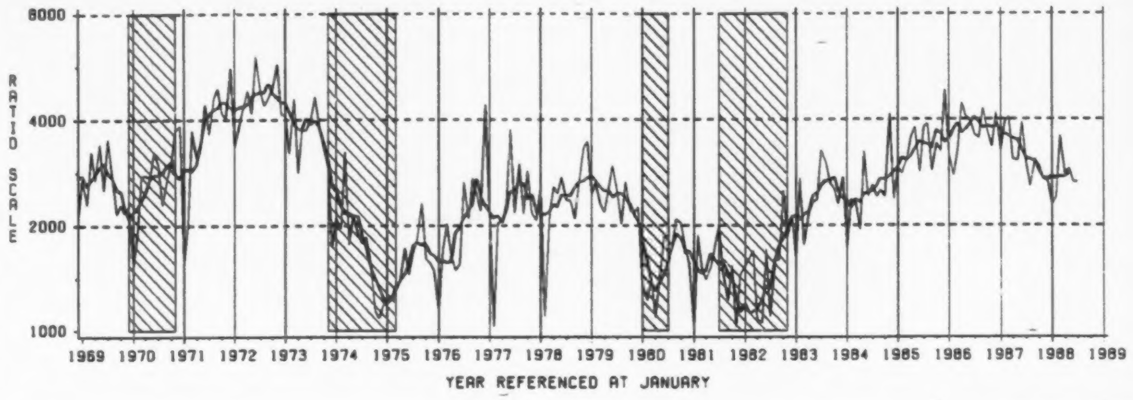
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	1,665	2,321	2,147	2,933	1,942	2,644	1,307	1,904
Feb	1,345	2,444	1,414	2,462	1,929	3,295	1,242	1,998
Mar	1,920	2,243	2,222	2,555	2,640	2,944	2,532	2,708
Apr	2,715	2,529	3,989	3,846	2,577	2,476	2,176	2,128
May	3,007	2,569	3,066	2,657	2,628	2,433	2,138	1,900
Jun	2,283	2,056	3,482	3,014	3,057	2,473	1,998	1,653
Jul	2,682	2,372	2,858	2,569	2,603	2,379	2,195	2,172
Aug	3,219	2,715	2,885	2,593	1,829	1,620		
Sep	2,111	1,966	2,910	2,534	2,749	2,465		
Oct	2,861	2,557	3,202	2,901	2,252	2,066		
Nov	2,679	2,710	2,443	2,667	1,883	1,973		
Dec	2,631	2,618	3,162	2,999	2,278	2,176		

27. Private Multi-Family (5 or more) Dwelling Units Auth. By Bldg Permits (Number)

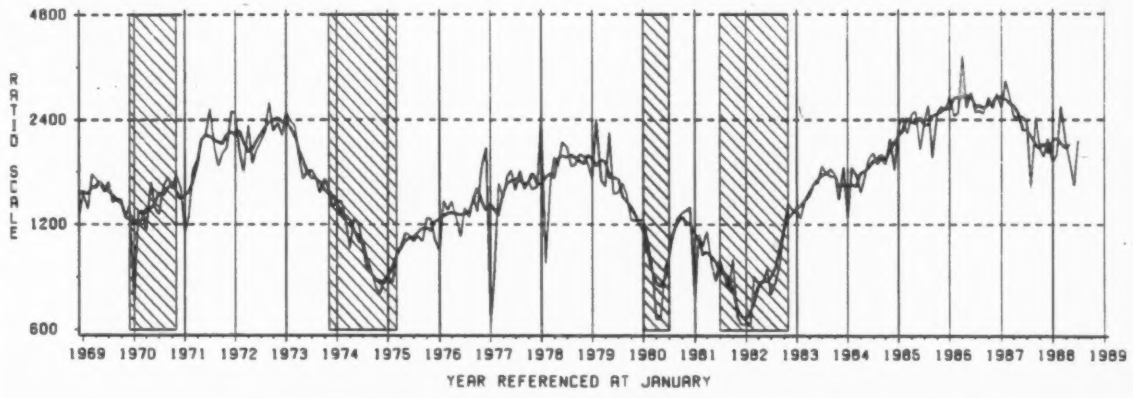
Date	1985	1986	1987	1988
	*DATA NOT SUITABLE FOR SEASONAL ADJUSTMENT			
	Unadj.	Unadj.	Unadj.	Unadj.
Jan	519	251	537	350
Feb	371	279	483	374
Mar	739	696	994	784
Apr	637	519	606	680
May	1,024	1,201	577	980
Jun	796	764	1,274	1,016
Jul	1,298	883	652	538
Aug	978	861	818	
Sep	888	1,683	444	
Oct	817	662	843	
Nov	583	580	633	
Dec	2,325	1,078	531	

CHART IX PRIVATE RESIDENTIAL BUILDING PERMIT INDICATORS

25. TOTAL DWELLING UNITS AUTHORIZED BY BUILDING PERMITS (SIX-MONTH MOVING AVERAGE)



26. SINGLE-FAMILY DWELLING UNITS AUTHORIZED BY BUILDING PERMITS (FIVE-MONTH MOVING AVERAGE)



27. MULTI-FAMILY(5+) DWELLING UNITS AUTHORIZED BY BUILDING PERMITS (SIX MONTH MOVING AVERAGE)

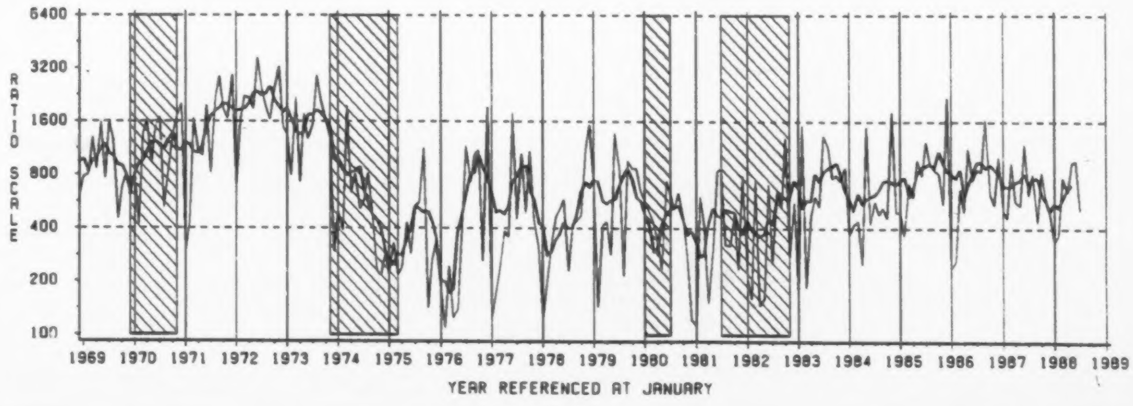


TABLE X
TRADE INDICATORS

28. Sales of Retail Stores ($000,000)

Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	3,338	3,619	3,724	4,014	3,665	3,954	4,127	4,545
Feb	3,153	3,699	3,366	3,980	3,619	4,290	4,148	4,715
Mar	3,528	3,701	3,875	4,069	4,161	4,408	4,816	5,025
Apr	3,674	3,785	3,964	4,104	4,340	4,428	4,621	4,723
May	3,940	3,820	4,408	4,269	4,516	4,461	4,835	4,803
Jun	3,868	3,858	4,213	4,169	4,639	4,552	5,095R	4,962R
Jul	3,860	3,883	4,203	4,220	4,641	4,610	4,963P	5,029P
Aug	3,935	3,930	4,229	4,279	4,654	4,681		
Sep	3,803	3,944	4,262	4,358	4,552	4,667		
Oct	3,919	3,907	4,296	4,247	4,645	4,595		
Nov	4,053	3,881	4,341	4,265	4,586	4,502		
Dec	4,922	3,940	5,440	4,299	5,783	4,576		

29. Sales of Retail Stores in 1982-84 Dollars ($000,000)

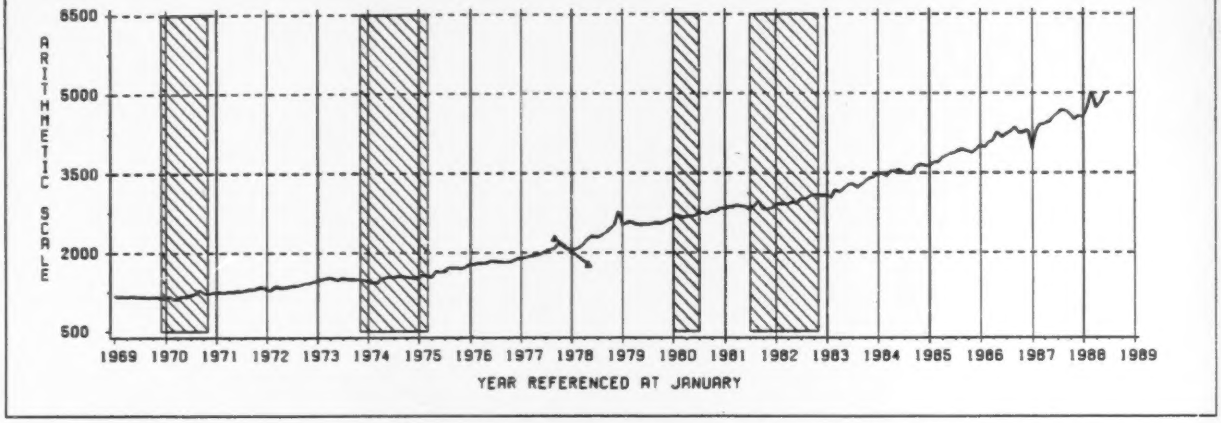
Date	1985	1986	1987	1988
	Adj.	Adj.	Adj.	Adj.
Jan	3,483	3,751	3,713	4,109
Feb	3,533	3,755	4,021	4,282
Mar	3,528	3,872	4,104	4,539
Apr	3,594	3,950	4,070	4,240R
May	3,628	4,109	4,093	4,311R
Jun	3,678	4,009	4,184	4,462R
Jul	3,702	4,046	4,245	4,502P
Aug	3,736	4,099	4,271	
Sep	3,731	4,147	4,224	
Oct	3,682	4,033	4,147	
Nov	3,644	4,062	4,089	
Dec	3,689	4,083	4,145	

30. New Passenger Car Registrations (Number)

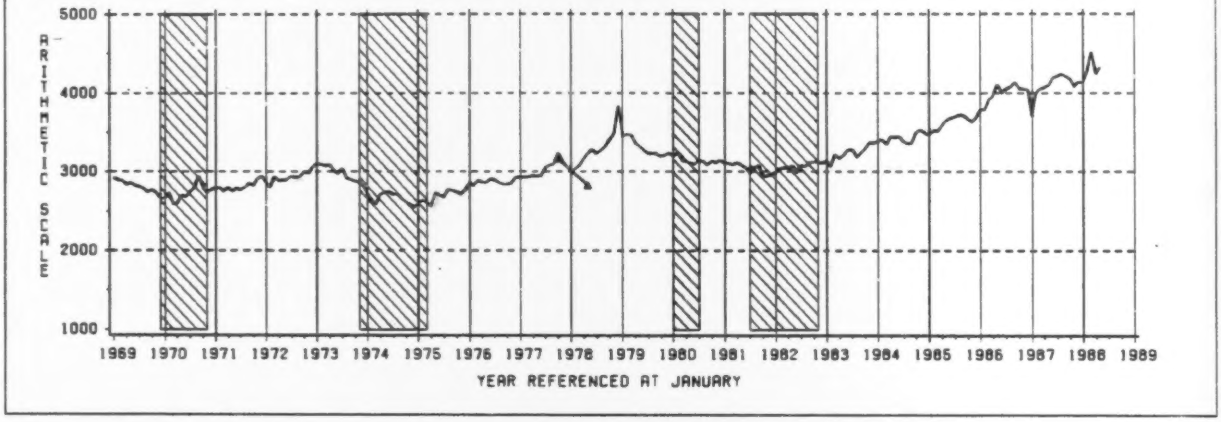
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	33,384	37,754	40,729	45,891	34,972	39,061	31,187	35,530
Feb	29,952	38,478	36,726	47,850	27,408	35,686	37,108	45,811
Mar	46,612	41,955	43,155	39,515	43,488	40,199	44,315	40,450
Apr	36,298	36,843	44,587	44,988	46,390	49,265	40,590	39,803
May	33,120	34,810	44,016	45,516	42,702	45,070	42,569	45,580
Jun	40,957	35,965	58,595	51,336	48,476	39,112	45,763	39,430
Jul	40,509	35,593	47,860	44,841	47,436	44,260	39,607	37,146
Aug	36,705	36,210	48,055	47,682	46,447	46,293		
Sep	37,617	35,401	60,111	51,790	49,342	42,924		
Oct	45,115	43,472	50,831	47,767	41,876	38,301		
Nov	36,598	39,905	33,529	40,909	30,691	38,410		
Dec	37,747	38,639	43,278	42,013	36,569	36,667		

CHART X TRADE INDICATORS

28. SALES OF RETAIL STORES ($000,000)



29. SALES OF RETAIL STORES IN 1982-84 DOLLARS ($000,000)



30. NEW PASSENGER CAR REGISTRATIONS (NUMBER) SIX-MONTH MOVING AVERAGE

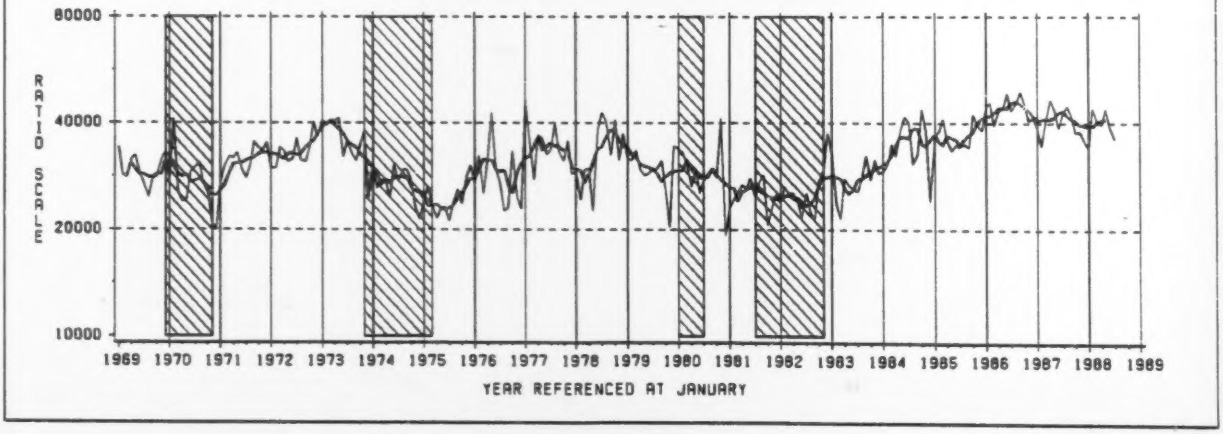


TABLE XI
UNEMPLOYMENT INSURANCE CLAIMANTS INDICATORS - I

31. Weeks Claimed (Wkly Avg-WA) & Insured Unemployment Rate (IUR%)

Date	1985		1986		1987		1988	
	WA	IUR	WA	IUR	WA	IUR	WA	IUR
	Adj.	Adj.	Adj.	Adj.	Adj.	Adj.	Adj.	Adj.
Jan	87.9	2.8	92.2	2.9	69.1	2.1	67.1	2.0
Feb	93.4	3.0	87.0	2.7	72.7	2.2	65.6	1.9
Mar	94.6	3.1	88.3	2.7	72.5	2.2	65.0	1.9
Apr	94.8	3.0	86.7	2.7	73.2	2.2	68.4	2.0
May	94.2	3.0	86.7	2.7	74.1	2.2	71.2	2.1
Jun	94.1	3.0	87.5	2.7	73.7	2.2	74.0	2.2
Jul	95.4	3.0	87.2	2.7	72.2	2.2	74.8	2.2
Aug	92.9	2.9	86.2	2.7	72.8	2.2	74.4	2.2
Sep	93.8	3.0	83.7	2.6	70.9	2.1		
Oct	94.2	2.9	80.4	2.5	68.6	2.0		
Nov	92.7	2.9	77.3	2.4	67.7	2.0		
Dec	91.0	2.9	75.2	2.3	67.1	2.0		

32. Initial Claims Weekly Average (Number)

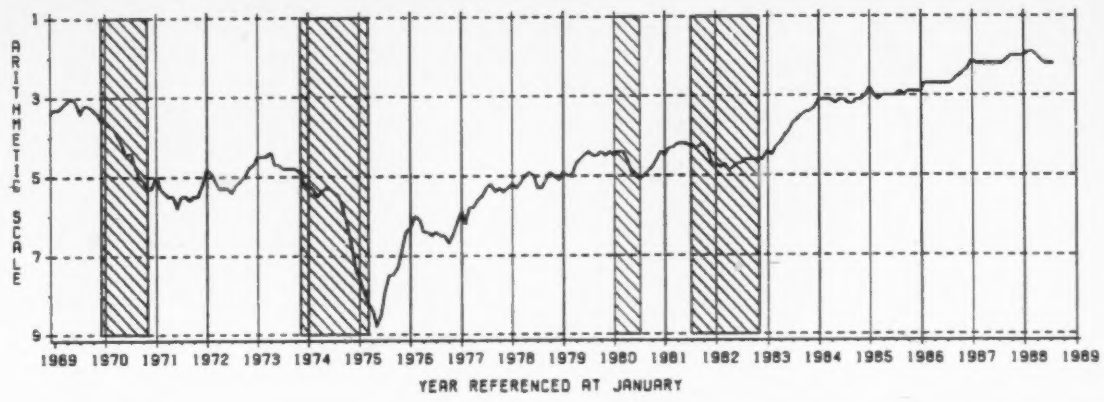
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	16,523	11,496	15,089	10,196	14,106	9,437	15,406	10,362
Feb	11,495	11,319	10,039	9,891	10,174	10,012	8,696	7,936
Mar	9,755	11,096	9,399	10,332	7,695	8,414	7,207	8,269
Apr	10,634	11,268	8,743	9,675	8,187	8,892	7,989	8,751
May	8,441	10,743	7,797	9,950	6,458	8,298	6,495	7,953
Jun	10,794	10,910	9,206	8,884	8,058	7,884	8,247	8,409
Jul	11,656	10,341	10,924	9,929	9,157	8,205	10,473	9,452
Aug	8,279	10,368	7,615	9,630	6,191	7,535	6,597	8,077
Sep	9,247	11,572	7,213	9,149	5,808	7,787		
Oct	8,990	10,501	7,530	8,854	6,508	7,709		
Nov	9,302	10,029	7,732	8,420	7,721	8,000		
Dec	13,974	9,985	12,366	8,940	11,708	8,759		

33. Unemployment Insurance Exhaustions (Number)

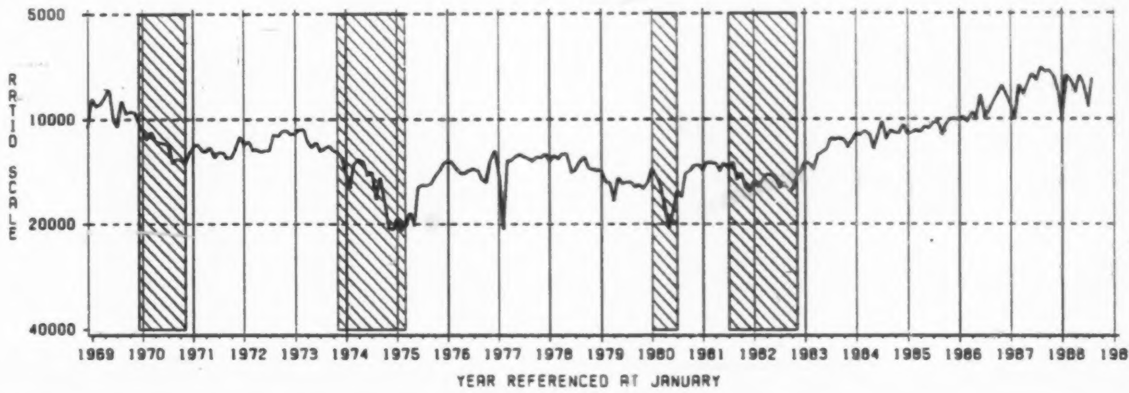
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	10,971	10,709	9,627	9,468	7,298	7,217	6,294	6,224
Feb	9,945	10,155	9,267	9,452	7,464	7,621	6,367	6,501
Mar	11,160	9,070	13,766	11,353	8,558	7,097	7,849	6,509
Apr	12,202	10,269	10,990	9,228	8,665	7,246	7,114	5,949
May	10,672	9,803	9,445	8,727	7,757	7,192	7,075	6,560
Jun	8,726	9,322	8,074	8,675	6,905	7,460	6,536	7,062
Jul	10,328	10,118	8,951	8,647	7,454	7,134	6,343	6,071
Aug	8,683	9,691	7,174	8,058	6,240	7,053	6,584	7,442
Sep	7,783	9,002	7,284	8,364	6,324	7,246		
Oct	8,647	9,806	7,560	8,466	5,781	6,414		
Nov	7,442	8,917	6,324	7,692	5,317	6,524		
Dec	9,167	8,533	8,562	7,900	7,233	6,658		

CHART XI UNEMPLOYMENT INSURANCE CLAIMANT INDICATORS – I

31. INSURED UNEMPLOYMENT RATE (%) – INVERTED SCALE



32. INITIAL CLAIMS – WEEKLY AVERAGE (NUMBER) – INVERTED SCALE



33. UNEMPLOYMENT INSURANCE EXHAUSTIONS (NUMBER) – INVERTED SCALE

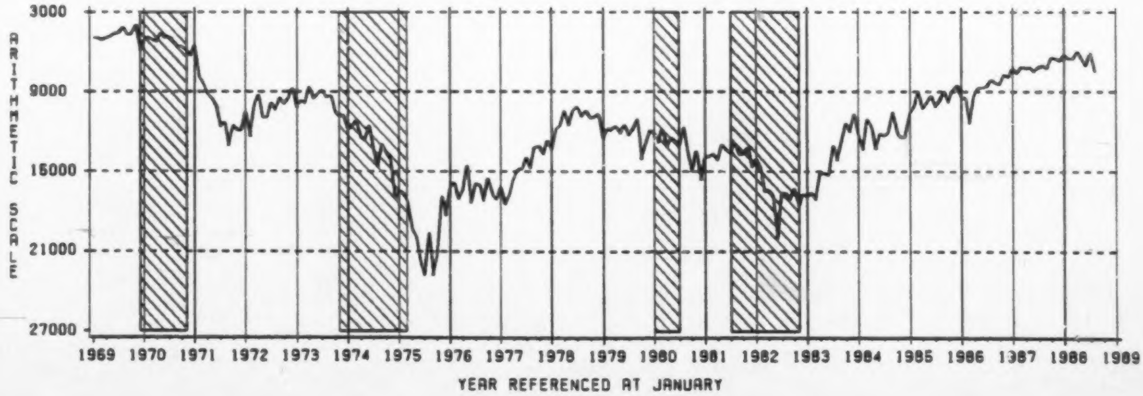


TABLE XII
UNEMPLOYMENT INSURANCE CLAIMANTS INDICATORS - II

34. Insured Unemployment In Manufacturing (000)

Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	39.3	32.5	40.6	34.5	31.6	27.0	30.4	26.1
Feb	41.9	35.1	37.0	31.1	30.6	26.0	26.4	22.3
Mar	42.1	37.2	36.3	32.5	27.6	24.6	23.5	20.7
Apr	40.8	37.4	31.7	29.3	27.9	25.7	23.4	21.4
May	36.0	36.0	29.6	29.9	23.8	24.2	20.8	21.1
Jun	33.8	36.2	28.8	31.3	21.0	22.8	18.1	19.7
Jul	36.2	37.3	32.6	32.8	23.2	23.6	21.3	21.5
Aug	30.7	34.0	28.8	31.3	20.4	22.5	18.8	20.9
Sep	28.9	34.6	24.9	29.3	18.4	22.0		
Oct	33.3	37.3	23.4	26.9	18.4	20.2		
Nov	33.2	35.9	23.9	27.0	19.7	21.9		
Dec	37.9	36.3	25.7	25.5	21.4	21.4		

35. Insured Unemployment in Construction (000)

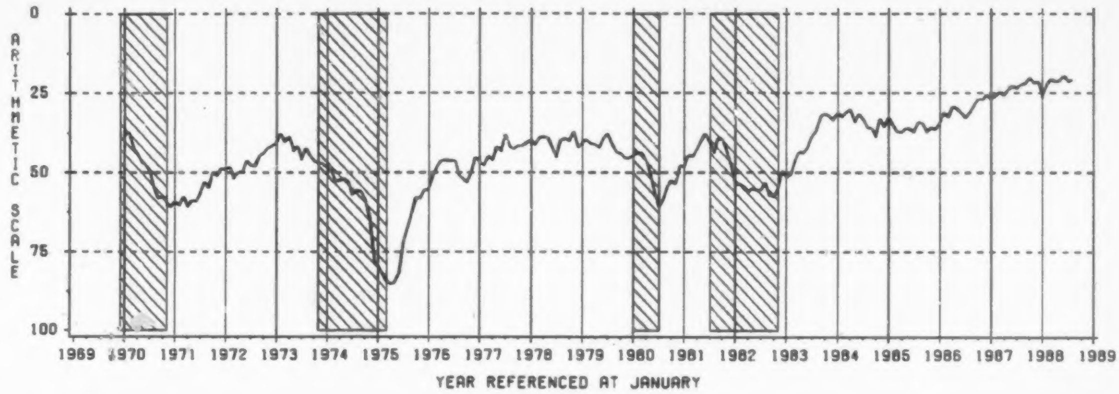
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.
Jan	9.6	7.5	14.0	11.1	9.6	7.7	13.8	11.0
Feb	19.9	9.8	19.6	9.5	20.0	9.6	21.2	10.2
Mar	19.1	9.1	20.9	9.7	19.6	8.9	18.8	8.6
Apr	12.8	9.0	13.5	9.6	10.8	7.7	10.0	7.1
May	7.3	7.3	9.2	9.3	7.5	7.6	7.1	7.2
Jun	7.1	9.6	6.9	9.5	5.1	7.1	6.0	8.2
Jul	7.1	11.7	5.7	9.5	4.4	7.3	5.2	8.7
Aug	4.9	9.6	4.7	9.4	3.4	6.8	4.2	8.5
Sep	4.8	9.7	4.8	9.9	3.0	6.3		
Oct	4.1	9.0	4.5	10.2	2.9	6.5		
Nov	5.3	10.1	4.4	8.5	3.6	7.0		
Dec	7.4	9.1	7.8	9.4	6.2	7.5		

36. Insured Unemployment in Private Service-Producing Industries (000)

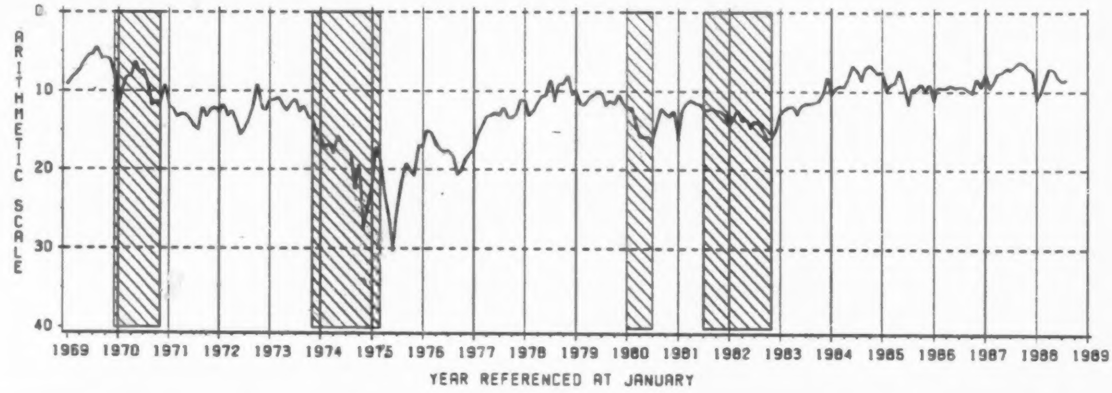
Date	1985		1986		1987		1988	
	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj.	Unadj.	Adj
Jan	44.7	41.1	48.5	45.2	38.1	35.7	43.7	40.8
Feb	45.8	41.0	47.3	42.4	41.6	37.3	39.6	35.5
Mar	45.7	42.7	44.8	42.1	37.7	35.5	35.5	33.4
Apr	41.5	42.3	42.0	42.7	36.7	37.3	36.3	36.8
May	38.1	42.3	38.3	42.4	34.9	38.6	33.8	37.3
Jun	39.1	43.3	37.8	41.8	33.5	37.0	34.8	38.3
Jul	46.0	43.2	42.9	39.9	41.1	38.0	42.2	39.0
Aug	46.1	43.0	43.3	40.2	40.9	37.8	41.8	38.8
Sep	42.1	44.0	38.4	40.0	34.9	36.3		
Oct	33.6	37.6	34.3	38.6	30.9	34.9		
Nov	38.7	41.1	36.5	38.8	32.1	34.2		
Dec	43.0	42.4	36.6	36.0	34.9	34.7		

CHART XII UNEMPLOYMENT INSURANCE CLAIMANT INDICATORS –II

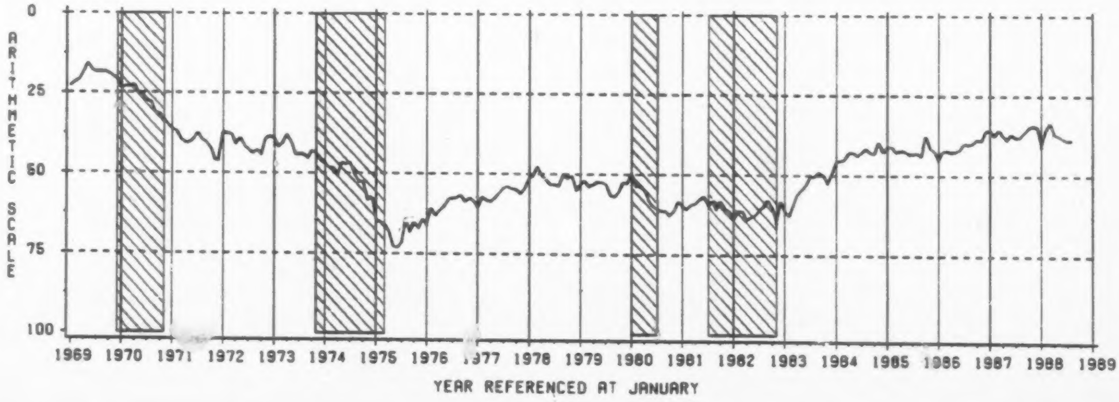
34. INSURED UNEMPLOYMENT IN MANUFACTURING (000) – INVERTED SCALE



35. INSURED UNEMPLOYMENT IN CONSTRUCTION (000) – INVERTED SCALE



36. INSURED UNEMPLOYMENT IN PRIVATE SERVICE–PRODUCING INDUSTRIES (000) – INVERTED SCALE



NONFARM PAYROLL EMPLOYMENT IN NEW JERSEY

(THOUSANDS)

	1987 AUG	SEP	OCT	NOV	DEC	1988 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
SEASONALLY ADJUSTED													
TOTAL NONFARM	3580.0	3597.4	3616.5	3628.5	3638.0	3648.7	3662.8	3669.3	3664.9	3665.2	3667.5	3654.6	3655.7
PRIVATE SECTOR	3043.0	3056.2	3071.4	3082.5	3090.9	3100.5	3113.2	3116.8	3110.0	3110.7	3115.2	3109.5	3119.2
GOODS PRODUCING	841.7	844.4	845.7	847.5	849.8	852.0	856.1	857.2	852.4	851.9	851.6	851.0	851.6
PRIVATE SERVICE PROD.	2201.2	2211.8	2225.7	2234.9	2241.1	2248.5	2257.1	2259.6	2257.6	2258.8	2258.5	2258.5	2267.6
PUBLIC SECTOR	537.1	541.2	545.1	546.0	547.1	548.2	549.6	552.5	554.9	554.5	545.1	545.1	546.5
NOT SEASONALLY ADJUSTED													
TOTAL NONFARM	3624.5	3604.4	3637.9	3649.6	3653.2	3573.9	3577.1	3612.0	3648.4	3672.1	3721.1	3706.2	3711.3
TOTAL GOODS PRODUCING	856.1	857.9	860.0	857.6	851.1	825.3	825.9	836.7	846.3	854.5	865.0	861.1	866.8
MINING	2.4	2.4	2.4	2.4	2.3	2.3	2.2	2.4	2.5	2.5	2.5	2.5	2.6
CONSTRUCTION	178.8	177.9	180.0	179.9	177.5	163.0	158.2	167.0	177.4	182.9	188.7	192.8	194.0
MANUFACTURING	674.9	677.6	677.6	675.3	671.3	660.0	665.5	667.3	666.4	669.1	673.8	665.8	670.2
DURABLE GOODS	308.6	311.2	311.4	311.1	309.9	304.2	307.2	307.9	306.8	306.6	307.8	305.3	304.8
LUMBER & WOOD PRODUCTS	7.3	7.2	7.0	7.0	7.0	6.8	6.6	6.7	6.8	6.9	6.9	7.1	7.0
FURNITURE & FIXTURES	11.5	11.8	11.6	11.5	11.4	11.2	11.2	11.3	11.2	11.2	11.0	10.9	10.9
STONE,CLAY,GLASS PRODUCTS	24.5	24.9	24.7	24.7	24.5	23.7	23.7	23.9	24.0	23.9	24.0	24.0	24.1
GLASS & GL./PRESSED,BLOWN	7.8	8.0	7.9	7.8	7.7	7.7	7.6	7.5	7.5	7.4	7.5	7.5	7.4
POTTERY & REL. PROD.	3.5	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.5	3.5	3.5	3.6
PRIMARY METALS INDUSTRIES	18.6	18.7	19.0	18.9	18.8	18.9	19.1	19.1	18.8	18.9	18.9	18.8	18.8
BLAST FURN. & BASIC STEEL	3.3	3.4	3.4	3.4	3.4	3.4	3.5	3.4	3.4	3.4	3.3	3.2	3.3
IRON & STEEL FOUNDRIES	3.4	3.5	3.4	3.3	3.3	3.3	3.4	3.4	3.4	3.4	3.4	3.4	3.2
PRIMARY & SEC. NONFER.	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
NONFER. ROLL. & DRAWING	7.4	7.4	7.5	7.5	7.5	7.6	7.6	7.6	7.3	7.5	7.5	7.5	7.6
FAB. METALS, INCL. ORD.	45.8	46.6	46.7	46.6	46.7	46.4	46.3	46.2	46.3	46.4	46.5	45.9	45.8
METAL CANS	3.8	3.7	3.6	3.5	3.5	3.5	3.5	3.5	3.5	3.6	3.5	3.4	3.4
CUTLERY, TOOLS & HARDWARE	4.9	5.3	5.4	5.4	5.5	5.3	5.2	5.1	5.3	5.4	5.4	5.3	5.1
FAB. STRUCT. METAL PROD.	12.7	13.0	13.0	13.0	13.1	12.9	12.7	12.7	12.6	12.6	12.8	12.7	12.8
METAL STAMPINGS	4.6	4.7	4.7	4.5	4.6	4.6	4.7	4.8	4.8	4.8	4.9	4.8	4.9
MACHINERY, EXCEPT ELEC.	50.8	51.2	50.9	50.9	50.8	50.8	50.9	51.4	51.0	50.8	50.9	50.5	49.9
CONSTRUCTION & REL.MACH.	3.4	3.4	3.3	3.3	3.3	3.3	3.3	3.2	3.1	3.1	3.1	3.1	3.0
METALWORKING MACHINERY	6.5	6.6	6.6	6.6	6.6	6.7	6.7	6.7	6.6	6.5	6.6	6.4	6.3
SPECIAL INDUSTRY MACH.	6.8	6.7	6.7	6.7	6.7	6.7	6.7	6.7	6.8	6.8	6.8	6.7	6.7
GENERAL INDUSTRY MACH.	10.4	10.6	10.5	10.5	10.5	10.4	10.4	10.4	10.3	10.3	10.3	10.2	10.0
REFRIGERATION MACH.	6.2	6.3	6.3	6.3	6.3	6.2	6.3	6.8	6.6	6.5	6.5	6.4	6.3
ELECTRICAL EQUIP. & SUPP.	84.1	84.2	84.6	84.6	84.4	83.7	83.8	83.6	83.3	83.1	83.7	83.0	82.7
ELEC. TEST & DIST. EQUIP.	4.3	4.2	4.3	4.1	4.1	4.1	4.1	4.1	4.0	4.0	4.0	4.0	3.9
ELECTRICAL IND. APPARATUS	2.5	2.5	2.6	2.6	2.6	2.6	2.7	2.7	2.7	2.7	2.8	2.7	2.7
ELEC. LIGHT. & WIRING	10.6	10.7	10.8	10.8	10.8	10.5	10.4	10.4	10.4	10.4	10.3	10.1	10.1
RADIO & TV REC. EQUIPMENT	3.1	3.2	3.2	3.3	3.2	3.2	3.3	3.4	3.4	3.5	3.5	3.4	3.5
COMMUNICATION EQUIPMENT	42.3	41.8	41.6	41.6	41.5	41.2	41.0	40.7	40.5	40.3	40.8	40.7	40.5
ELECTRON. COMP. & ACCESS.	16.3	16.4	16.7	16.8	16.8	16.7	16.7	16.8	16.6	16.6	16.6	16.4	16.5
TRANSPORTATION EQUIPMENT	14.3	14.7	14.7	14.7	14.8	11.8	14.6	14.4	14.0	13.8	13.9	13.6	13.6
MOTOR VEHICLES	8.9	9.1	9.1	9.1	9.1	6.2	9.0	8.8	8.5	8.3	8.3	8.1	8.1
AIRCRAFT & PARTS	2.7	2.8	2.7	2.7	2.8	2.8	2.8	2.8	2.7	2.7	2.7	2.7	2.7
SHIP & BOAT BLDG. & REP.	2.2	2.3	2.4	2.4	2.4	2.3	2.3	2.3	2.3	2.3	2.4	2.3	2.3
INSTRUMENTS & REL. PROD.	31.5	31.4	31.5	31.9	31.7	31.8	31.7	31.6	31.7	31.8	31.9	31.8	31.9
ENGINEER. & SCIENT. INST.	6.2	6.2	6.2	6.3	6.3	6.3	6.2	6.1	6.2	6.3	6.3	6.2	6.2
MEASURING & CONTROL INST.	6.2	6.2	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3
MISCELL. MFG. INDUSTRIES	20.2	20.5	20.7	20.3	19.8	19.1	19.3	19.7	19.7	19.2	20.1	19.7	20.1
TOYS,JEWELRY & SPORT. GDS.	3.2	3.3	3.5	3.4	3.1	2.9	3.1	3.2	3.1	3.1	3.0	2.8	2.9
NONDURABLE GOODS	366.3	366.4	366.2	364.2	361.4	355.8	358.3	359.4	359.6	362.5	366.0	360.5	365.4
FOOD & KINDRED PRODUCTS	50.8	50.1	50.4	49.9	49.7	48.9	48.5	48.2	48.3	48.3	48.6	48.4	48.9
PRESERVED FRUITS & VEG.	11.9	11.7	11.7	11.5	11.2	10.9	10.7	10.6	10.9	10.7	10.8	10.9	11.0
GRAIN MILL & BAKERY PROD.	15.1	14.8	15.3	15.1	15.2	14.9	14.8	14.6	14.3	14.4	14.4	14.4	14.6
BEVERAGES	4.4	4.2	4.1	4.1	4.2	4.1	3.9	4.1	4.2	4.2	4.3	4.3	4.3
TOBACCO MANUFACTURES	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
TEXTILE MILL PRODUCTS	13.6	13.5	13.3	12.8	12.7	12.4	12.5	12.4	12.2	12.4	12.5	12.1	12.6
BROAD WOVEN FABRIC MILLS	1.4	1.4	1.5	1.4	1.5	1.5	1.5	1.5	1.4	1.4	1.4	1.4	1.4
TEXTILE FIN., EXCEPT WOOL	3.8	3.8	3.8	3.7	3.6	3.6	3.7	3.7	3.7	3.7	3.8	3.7	3.9

NOTE: NONFARM PAYROLL EMPLOYMENT INCLUDES CIVILIANS ON NONFARM ESTABLISHMENT PAYROLLS WHO WORKED OR RECEIVED PAY FOR ANY PART OF THE PAY PERIOD INCLUDING THE 12TH OF THE MONTH. IT EXCLUDES PROPRIETORS, SELF-EMPLOYED, UNPAID FAMILY WORKERS, AND DOMESTICS IN PRIVATE HOUSEHOLDS. DATA ARE ADJUSTED TO MARCH 1987 BENCHMARKS AND ARE NOT ADDITIVE.

NONFARM PAYROLL EMPLOYMENT IN NEW JERSEY

(THOUSANDS)

	1987 AUG	SEP	OCT	NOV	DEC	1988 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
APPAREL & OTHER TEXTILE PROD	42.7	43.7	43.7	42.2	40.2	36.3	37.7	38.5	38.9	40.9	42.4	40.7	42.8
MEN'S & BOYS' SUITS & COATS	1.4	1.5	1.5	1.4	1.3	1.3	1.3	1.3	1.1	1.1	1.3	1.1	1.3
MEN'S & BOYS' FURNISHINGS	3.6	3.7	3.8	3.8	3.8	3.7	3.8	3.8	3.8	3.8	3.8	3.6	3.7
WOMEN'S & MISSES' OUTERWEAR	20.2	20.5	20.4	19.4	17.5	14.4	15.2	15.8	16.4	18.4	19.7	18.9	19.9
WOMEN'S & CHILD UNDERGARM.	3.4	3.6	3.7	3.7	3.7	3.6	3.6	3.6	3.5	3.5	3.5	3.3	3.3
PAPER & ALLIED PRODUCTS	29.1	28.9	28.9	28.8	29.0	29.0	29.0	29.2	29.2	29.2	29.2	28.3	28.8
PAPER/P'B'R'D MILLS	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.6	2.5	2.5	2.5
PAPERBOARD CONT. & BOXES	11.4	11.2	11.2	11.2	11.2	11.1	11.1	11.2	11.2	11.1	11.1	10.6	10.9
PRINTING AND PUBLISHING	67.6	67.4	67.9	68.3	68.2	67.9	68.3	68.3	68.5	68.7	69.3	68.4	68.3
NEWSPAPERS	19.3	19.4	19.8	20.0	19.9	19.7	19.9	19.9	19.9	20.1	20.3	20.2	20.2
COMMERCIAL PRINTING	22.0	21.9	21.9	21.9	21.9	21.9	22.2	22.2	22.3	22.1	22.2	21.7	21.6
CHEMICALS & ALLIED PRODUCTS	116.1	116.1	115.0	114.9	114.6	114.3	114.9	115.1	115.2	115.6	116.8	116.6	117.2
INDUSTRIAL INORGANIC CHEM.	7.3	7.3	7.1	7.2	7.3	7.1	7.1	7.2	7.2	7.3	7.3	7.4	7.2
PLASTIC MATERIALS/SYNTHETIC	6.4	6.4	6.1	6.3	6.3	6.4	6.4	6.4	6.5	6.5	6.6	6.6	6.7
DRUGS	43.5	43.4	43.5	43.8	44.0	44.2	44.3	44.3	44.5	44.8	45.2	45.2	45.2
SOAPS, CLEANERS & TOIL GOOD	25.1	25.3	24.7	24.2	23.7	23.5	23.9	24.1	23.6	23.9	24.2	23.8	24.7
PAINTS & ALLIED PROD.	4.2	4.1	4.1	4.0	4.0	3.8	3.9	3.9	3.9	3.9	3.9	4.0	4.0
INDUSTRIAL ORGANIC CHEMICAL	20.3	20.3	20.3	20.2	20.2	20.2	20.2	20.1	20.3	20.2	20.4	20.5	20.2
PETROLEUM & COAL PRODUCTS	7.9	7.8	7.9	7.8	7.8	7.8	7.8	7.7	7.7	7.8	7.8	7.8	7.8
PETROLEUM REFINING	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.8	5.8	5.9	5.9	6.0	6.0
RUBBER & MISC. PLASTIC PROD.	35.2	35.6	35.8	36.2	35.9	35.9	36.4	36.8	36.4	36.4	36.1	35.2	35.9
RUBBER & RUBBER PROD.	5.7	5.8	5.9	6.0	5.9	6.0	6.1	6.2	6.2	6.2	6.1	6.0	6.1
MISCELLANEOUS PLASTIC PROD.	29.5	29.8	29.9	30.2	30.0	29.9	30.3	30.6	30.2	30.2	30.0	29.2	29.8
LEATHER & LEATHER PRODUCTS	3.0	3.0	3.0	3.0	3.0	3.0	2.9	2.9	2.9	2.9	3.0	2.7	2.8
HANDBAGS, PERS. LEATHER GDS	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.8	0.8	0.9	0.7	0.8
TOTAL SERVICE PRODUCING	2768.4	2746.5	2777.9	2792.0	2802.1	2748.6	2751.2	2775.3	2802.1	2817.6	2856.1	2845.1	2844.5
PRIVATE-SERVICE PRODUCING	2237.9	2221.1	2234.2	2241.1	2251.4	2203.2	2199.9	2217.8	2243.1	2260.5	2297.6	2302.2	2304.9
TRANSPORTATION, COMMUN., ELECTRIC, GAS & SAN. SERV.	228.1	241.4	242.9	243.9	243.0	239.3	240.8	242.0	243.4	243.8	245.3	244.3	245.2
RAILROAD TRANSPORTATION	6.1	6.3	6.3	6.2	6.3	6.2	6.4	6.4	6.4	6.4	6.4	6.4	6.4
OTHER TRANSPORTATION	138.6	142.5	144.0	143.8	144.0	140.9	141.1	142.2	144.0	144.3	145.2	143.7	144.2
COMMUNICATIONS	64.5	64.0	64.1	64.4	64.3	63.8	65.0	65.1	64.8	64.9	65.3	65.8	66.4
ELEC, GAS & SANITARY SERV	28.9	28.6	28.5	29.5	28.4	28.4	28.3	28.3	28.2	28.2	28.4	28.4	28.2
WHOLESALE/RETAIL TRADE	868.7	864.5	872.9	880.2	894.9	861.1	852.7	856.7	865.0	873.6	889.1	887.6	888.6
WHOLESALE TRADE	268.1	267.8	269.5	269.8	270.1	269.5	270.0	270.7	270.5	270.8	273.0	274.8	275.4
RETAIL TRADE	600.6	596.7	603.4	610.4	624.8	591.6	582.7	586.0	594.5	602.8	616.1	612.8	613.2
BLDG/MAT/HRDWR/GARDEN SU	22.1	21.9	22.0	22.1	22.3	21.5	21.7	22.2	23.3	23.6	24.1	23.8	23.8
GENERAL MERCHANDISE STOR	78.9	78.7	82.7	86.7	92.7	83.2	78.1	77.2	75.8	75.5	76.2	75.9	75.3
FOOD STORES	110.2	109.8	110.5	111.0	111.7	106.7	106.6	107.1	110.3	111.4	112.6	115.0	114.3
AUTO DEALERS & SERV. STA	60.6	60.1	60.5	60.4	60.5	59.8	59.7	59.9	60.2	60.3	60.6	61.0	61.1
APPAREL & ACCESSORIES	52.9	52.2	53.1	54.1	56.3	51.9	50.7	51.1	51.7	52.4	53.5	53.3	53.3
EATING & DRINK. PLACES	160.1	157.6	154.6	152.5	152.8	147.0	146.2	148.6	153.5	159.3	167.6	161.6	163.7
FINANCE/INSUR./REAL EST.	232.1	228.7	229.8	230.3	230.7	231.6	231.2	232.1	233.3	234.4	238.3	241.2	241.2
BANKING	56.0	55.4	55.3	55.6	55.6	55.6	55.5	55.6	55.6	55.7	56.9	57.4	57.6
INS. AGENTS & CARRIERS	85.3	84.5	85.0	85.3	85.4	86.1	85.9	85.9	86.1	86.2	86.7	87.5	87.3
SERVICES	899.0	886.5	888.6	886.7	882.8	871.2	875.2	887.0	901.4	908.7	924.9	929.1	929.9
LEGAL SERVICES	31.1	30.9	31.4	31.6	31.6	31.7	31.7	31.9	32.2	32.3	33.3	33.4	33.0
EDUCATIONAL SERVICES	44.5	47.5	51.5	52.1	50.7	48.2	49.8	51.1	51.5	51.0	48.2	43.8	43.9
SOCIAL SERVICES	40.9	43.4	43.9	44.2	44.3	43.7	44.0	44.4	44.4	44.4	44.2	42.3	42.0
MISC. SERVICES	47.1	46.9	47.4	47.6	47.7	48.7	48.5	48.6	48.3	48.0	48.7	49.4	49.2
HOTELS,CAMPS,LODG. PLACE	72.3	68.5	66.5	65.4	63.9	63.1	63.3	64.3	65.3	67.2	71.2	73.3	73.4
CASINOS	42.6	41.1	40.8	40.6	40.5	40.6	40.5	40.5	40.9	41.0	42.3	42.9	43.2
PERSONAL SERVICES	36.5	37.1	37.3	37.7	38.0	38.4	38.5	38.8	39.7	38.2	38.1	37.9	37.9
BUSINESS SERVICES	262.3	260.5	262.8	262.3	264.2	261.9	263.6	266.1	268.2	269.4	273.7	275.6	277.4
MEDICAL & OTH HEALTH SER	222.4	222.3	223.6	223.8	224.1	224.5	224.8	226.1	227.6	228.4	230.7	230.8	231.7
HOSPITALS	114.3	114.2	114.6	114.6	114.7	114.9	115.1	116.0	116.1	116.4	117.8	118.6	118.8
PUBLIC SECTOR	530.5	525.4	543.7	550.9	550.7	545.4	551.3	557.5	559.0	557.1	558.5	542.9	539.6
FEDERAL	77.0	77.1	77.2	77.5	77.7	77.8	77.9	78.4	77.8	77.7	77.8	78.2	78.0
LOCAL	339.4	335.4	350.5	355.9	355.9	354.3	355.6	358.5	359.5	359.1	362.5	346.2	343.1
LOCAL EDUCATION	162.0	176.7	194.1	198.4	197.9	196.1	196.9	198.9	199.8	199.1	199.3	170.0	165.0
STATE*	114.1	112.9	116.0	117.5	117.1	113.3	117.8	120.6	121.7	120.3	118.2	118.5	118.5
EXEC/LEG/JUD.(FULL)**	72.6	74.6	75.0	75.2	75.6	75.4	76.3	77.3	77.5	77.3	78.0	75.1	75.5

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* THE TOTAL NUMBER OF STATE EMPLOYEES REPORTED UNDER THIS HEADING IS DETERMINED ON THE BASIS OF A DEFINITION DEVELOPED BY THE U.S. BUREAU OF LABOR STATISTICS WHICH IS STANDARDIZED THROUGHOUT THE NATION. THE DEFINITION INCLUDES BOTH FULL- AND PART-TIME WORKERS IN THE EXECUTIVE DEPARTMENTS. THE LEGISLATURE, AND THE JUDICIARY, AS WELL AS ALL EMPLOYEES OF AUTHORITIES, COMMISSIONS, THE STATE UNIVERSITY AND OTHER AGENCIES NOT INCLUDED ON THE CENTRAL STATE PAYROLL

** THIS SUB-CATEGORY OF STATE GOVERNMENT EMPLOYMENT IS LIMITED TO FULL-TIME EMPLOYEES OF THE EXECUTIVE DEPARTMENTS, THE LEGISLATURE, AND THE JUDICIARY. THE FIGURES ARE BASED ON THE CENTRAL STATE PAYROLL AND ARE PROVIDED BY THE DEPARTMENT OF TREASURY.

NEW JERSEY'S NONFARM PAYROLL WORKERS BY MAJOR INDUSTRIES, 1965-1987
(thousands)

Year	Total Nonfarm Payrolls	Goods Prod.	Mfg.	Mining	Contract Constr.	Private Service Prod.	Transp. Comm. & Pub. Util.	Trade	Finance Ins. & Real Est.	Services	Public Sector
1965	2,257.8	951.6	837.5	3.5	110.6	1,011.0	157.0	438.5	99.9	315.6	295.4
1966	2,359.1	993.5	879.3	3.0	111.2	1,053.6	162.2	459.6	101.0	330.8	312.0
1967	2,421.5	997.7	882.8	2.8	112.2	1,094.6	166.3	472.0	104.7	351.6	329.2
1968	2,485.2	1,004.1	885.3	3.1	115.6	1,136.8	166.3	489.5	108.4	372.6	344.4
1969	2,569.6	1,013.9	892.5	3.3	118.1	1,195.6	176.2	514.9	111.3	393.2	360.1
1970	2,606.2	984.3	860.7	3.2	120.4	1,247.1	182.2	538.0	116.5	410.4	374.8
1971	2,607.6	938.9	818.3	3.0	117.6	1,280.8	181.1	558.3	120.4	421.0	388.0
1972	2,674.4	948.1	823.3	3.2	121.6	1,321.0	181.2	577.3	124.6	437.9	405.3
1973	2,760.8	972.7	842.6	3.3	126.8	1,371.1	186.4	596.9	131.0	456.8	417.1
1974	2,783.4	947.8	825.9	3.2	118.7	1,395.7	185.8	603.5	136.5	469.9	439.9
1975	2,699.9	849.9	747.9	2.8	99.2	1,379.9	174.3	599.3	135.2	471.1	470.2
1976	2,753.7	852.8	756.2	2.7	93.9	1,420.5	176.0	618.5	138.0	488.0	480.5
1977	2,836.9	865.1	767.3	2.9	94.9	1,468.2	178.2	637.3	142.9	509.8	504.0
1978	2,961.9	894.7	786.8	2.6	105.3	1,544.3	188.5	665.9	147.7	542.2	523.0
1979	3,027.2	915.5	799.1	2.6	113.7	1,593.9	190.4	678.6	153.9	571.0	517.8
1980	3,060.4	894.7	781.0	2.4	111.2	1,636.0	194.5	680.3	158.1	603.1	529.7
1981	3,098.9	882.1	771.1	2.3	108.7	1,687.8	196.5	690.6	161.8	638.9	529.0
1982	3,092.7	839.1	729.6	2.1	107.3	1,729.0	197.1	701.2	167.1	663.6	524.7
1983	3,165.1	829.2	715.1	2.0	112.1	1,814.7	203.0	735.3	172.7	703.7	521.2
1984	3,329.3	860.2	726.8	2.2	131.3	1,947.0	219.4	787.3	183.0	757.3	522.1
1985	3,414.1	856.0	712.9	2.1	141.0	2,027.0	226.1	813.3	194.9	792.7	531.1
1986	3,490.5	845.9	690.5	2.1	153.4	2,108.9	231.2	834.9	210.8	832.1	535.6
1987	3,589.2	846.3	676.4	2.3	167.6	2,200.5	238.3	861.3	226.6	874.3	542.3

Year	Durable Goods	Lumber & Wood*	Furniture & Fix.	Stone, Clay & Glass	Primary Metals	Fab. Metals	Nonelec. Mach.	Elec. Mach.	Transp. Equip.	Instr.*	Misc. Mfg.
1965	438.7	5.6	9.4	36.9	39.8	60.8	65.4	118.4	36.8	32.7	32.9
1966	463.4	5.2	10.5	39.3	40.4	64.7	70.8	129.9	36.4	34.3	31.9
1967	464.6	5.0	11.0	39.1	38.6	66.2	75.0	131.1	32.0	36.5	30.0
1968	460.9	5.3	10.2	38.8	38.5	67.5	75.8	127.6	31.7	35.8	29.7
1969	463.3	5.2	11.0	40.9	39.4	69.8	76.2	124.5	31.4	34.7	30.2
1970	434.3	4.9	10.5	39.6	37.2	67.0	72.8	115.2	26.3	33.2	27.5
1971	404.6	4.5	10.6	39.0	33.3	62.9	66.3	104.6	25.2	32.4	25.6
1972	405.9	5.1	10.8	39.9	31.8	63.5	65.8	102.9	25.7	35.1	25.2
1973	420.5	5.3	10.6	40.8	32.0	66.2	72.1	108.1	25.3	34.4	25.9
1974	413.2	5.0	10.3	40.5	31.2	64.4	76.1	105.1	21.1	33.9	25.6
1975	363.0	4.6	8.9	36.0	26.1	58.1	68.4	88.1	19.3	31.2	22.4
1976	363.0	5.3	8.7	36.1	23.9	59.4	67.5	86.8	19.8	31.3	24.0
1977	370.0	5.8	8.9	35.1	23.0	61.1	71.0	87.9	20.7	32.0	24.5
1978	382.8	6.0	10.0	35.2	24.5	64.1	74.2	89.8	20.9	32.3	25.7
1979	395.9	6.7	10.3	35.3	25.5	64.5	76.4	92.9	21.6	35.6	27.1
1980	384.3	5.9	9.7	33.1	25.7	60.8	75.1	92.2	18.5	37.2	26.1
1981	374.7	6.1	9.6	30.9	25.4	58.8	72.5	91.6	17.5	37.1	25.3
1982	350.1	5.5	9.9	27.1	21.8	54.3	66.5	90.9	14.7	35.7	23.6
1983	341.6	5.9	10.5	26.8	20.7	50.9	60.9	93.1	15.1	34.2	23.5
1984	346.2	6.4	12.6	26.2	21.6	51.1	59.9	95.0	16.1	33.5	23.9
1985	337.4	6.7	12.9	25.2	20.9	50.2	59.1	93.5	14.6	33.5	20.7
1986	322.6	6.9	12.6	24.4	20.0	48.6	55.5	89.4	12.3	32.8	20.1
1987	312.8	7.1	11.6	24.3	18.9	46.7	52.3	85.2	14.7	31.8	20.1

Year	Nondur. Goods	Food	Tobacco	Textiles	Apparel	Paper	Print. Pub.	Chem.	Petroleum	Rubber & Plastics*	Leather
1965	398.8	66.4	1.4	28.5	77.3	31.3	37.5	98.9	9.8	36.0	11.5
1966	415.9	67.2	0.8	29.6	80.3	33.0	39.6	105.5	10.5	37.2	12.2
1967	418.1	65.3	0.6	29.1	78.5	33.7	41.5	110.9	9.6	37.7	11.3
1968	424.5	64.5	0.3	30.5	78.7	34.3	42.2	113.1	9.7	39.9	11.5
1969	429.2	63.2	0.3	30.8	77.2	35.0	43.3	117.4	10.0	41.4	10.6
1970	426.4	63.5	0.3	29.6	72.3	35.3	44.8	120.9	10.1	40.0	9.6
1971	413.7	61.8	0.3	29.4	69.8	35.9	43.8	117.5	10.1	36.8	9.5
1972	417.4	59.8	0.3	30.5	68.9	35.9	46.0	119.3	10.6	37.2	8.9
1973	422.1	58.7	0.2	31.3	68.7	36.8	46.9	124.1	10.9	35.5	9.0
1974	412.7	56.7	0.2	28.8	63.1	35.4	47.8	126.6	11.8	34.0	8.4
1975	384.9	53.6	0.2	24.5	57.9	32.1	46.4	121.0	12.1	29.3	7.9
1976	393.2	52.7	0.2	23.9	61.1	33.2	47.4	122.4	11.9	32.0	8.3
1977	397.3	50.2	0.3	22.8	59.7	33.4	49.7	127.2	11.9	34.2	7.9
1978	404.0	49.9	0.5	22.4	59.3	33.7	51.7	130.0	11.9	37.3	7.3
1979	403.3	49.5	0.4	21.5	56.5	33.9	54.3	129.6	11.9	38.8	6.9
1980	396.8	49.3	0.4	20.2	55.7	32.3	55.4	128.2	12.0	37.4	5.9
1981	396.4	48.1	0.3	19.0	56.1	31.3	57.7	128.9	11.8	37.3	5.9
1982	379.6	47.2	0.3	16.6	50.4	30.6	57.7	124.5	11.2	36.1	5.1
1983	373.5	47.7	0.3	15.4	50.6	31.2	58.0	119.1	10.3	36.2	4.7
1984	380.5	47.7	0.4	15.1	50.2	31.9	62.7	119.9	10.0	38.4	4.3
1985	375.5	47.9	0.3	14.1	46.8	30.1	65.6	120.2	9.3	37.1	4.0
1986	367.9	48.4	0.2	13.4	45.4	28.8	66.4	117.4	8.6	35.9	3.4
1987	363.7	49.5	0.3	13.1	42.1	28.9	67.9	115.3	8.1	35.6	3.0

* Data from 1972 forward are not precisely comparable with earlier figures because of SIC revisions. The revisions caused noticeable changes between the original and revised 1972 averages such as lumber (+700), furniture (-500), rubber (+2,000), and instruments (+3,000).

AVERAGE WEEKLY GROSS DOLLAR EARNINGS OF PRODUCTION WORKERS IN NEW JERSEY

(NOT SEASONALLY ADJUSTED)

	1987 AUG	SEP	OCT	NOV	DEC	1988 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
TOTAL MANUFACTURING	424.32	430.09	435.53	441.41	450.60	443.72	442.65	445.46	444.96	443.62	445.94	442.41	441.05
DURABLE GOODS	432.00	437.22	442.46	445.00	456.67	451.50	447.86	452.58	453.78	453.95	456.29	452.61	449.45
LUMBER & WOOD PRODUCTS	322.32	325.61	336.98	338.25	361.65	349.87	348.01	355.10	356.95	364.23	364.23	354.90	357.86
FURNITURE & FIXTURES	339.36	338.48	350.92	356.24	348.87	342.07	353.83	350.47	346.33	357.29	357.69	344.47	345.54
STONE,CLAY,GLASS PRODUCTS	449.44	457.92	453.26	449.44	459.89	461.78	463.10	463.75	466.71	471.71	472.94	474.14	464.88
GLASS & GLWR./PRESS,BLOWN	456.19	473.21	457.32	460.94	468.07	487.72	480.92	485.32	484.43	493.51	485.74	489.72	465.69
POTTERY & REL. PRODUCTS	433.88	456.91	434.68	432.55	451.24	453.95	447.37	444.68	445.06	443.39	438.22	440.82	424.79
PRIMARY METAL INDUSTRIES	429.43	441.53	437.33	432.83	459.90	459.38	463.23	460.27	463.82	469.49	474.24	466.79	463.05
BLAST FURN. & BASIC STEEL	482.65	488.61	494.62	471.23	473.63	551.89	546.05	530.57	534.30	529.31	523.27	515.92	529.11
IRON & STEEL FOUNDRIES*	459.57	467.10	491.13	462.06	477.14	465.30	481.82	481.36	499.32	511.46	507.16	504.10	485.22
PRIMARY & NONFER. METALS*	379.76	388.55	403.35	354.18	402.98	399.77	389.26	394.88	390.57	402.15	416.46	421.78	413.76
NONFER. ROLL. & DRAWING	401.19	416.92	415.98	418.95	445.23	426.44	428.09	427.78	421.00	432.32	445.06	435.15	435.22
FAB. METALS, INCL. ORD.	418.97	430.26	439.98	443.59	464.46	453.68	448.38	460.28	470.88	466.55	466.99	454.75	446.24
METAL CANS	448.49	452.60	490.50	475.26	535.18	514.13	514.83	516.88	517.95	524.86	531.50	520.72	504.90
CUTLERY, TOOLS & HRDWR.	528.92	573.61	585.86	614.98	589.92	577.44	547.56	560.42	632.81	578.48	583.34	530.22	510.97
FAB. STRUCT. METAL PROD.*	420.72	426.82	422.17	415.94	432.01	430.88	436.48	453.94	458.99	454.84	459.78	455.85	448.06
METAL STAMPINGS	437.13	438.66	442.47	461.91	462.16	469.26	464.67	470.80	487.21	484.92	487.34	473.76	478.13
MACHINERY, EXCEPT ELEC.	460.90	463.98	466.47	478.84	487.38	468.72	464.54	467.19	470.38	471.74	472.58	466.69	460.94
CONSTR. & REL. MACH.*	438.99	447.52	468.29	471.03	450.64	450.80	436.24	449.28	433.90	428.65	432.81	436.63	437.01
METALWORKING MACHINERY	490.78	505.89	515.93	518.70	534.54	477.22	460.48	467.25	482.94	486.49	484.50	482.98	471.50
SPECIAL INDUSTRY MACH.	583.25	597.01	586.08	593.58	609.15	600.64	606.34	613.13	611.95	621.18	626.30	608.68	600.23
GENERAL INDUSTRY MACH.	467.31	467.37	485.10	493.31	536.35	510.94	509.64	512.74	512.24	511.92	507.17	495.75	502.43
REFRIG/SVC IND MACH.	441.29	425.80	452.76	469.48	429.07	418.37	414.57	407.21	413.82	416.48	425.93	420.92	410.18
ELECTRICAL EQUIP. & SUP.	433.31	432.23	441.32	444.72	459.95	467.71	458.90	461.73	459.82	456.52	459.59	460.40	460.00
ELEC. TEST & DIST. SUP.*	304.62	315.12	315.41	325.19	334.55	328.99	313.43	322.34	330.17	328.56	342.21	327.86	324.02
ELEC. LIGHTING & WIRING*	302.25	294.91	313.29	308.00	331.10	324.01	316.81	325.99	327.24	322.76	332.77	321.83	327.60
RADIO & TV REC. EQUIP.	364.42	361.90	340.23	375.58	387.73	389.38	379.50	387.84	389.16	399.36	393.12	387.62	384.36
COMMUNICATION EQUIPMENT	561.00	565.41	581.00	583.23	605.75	620.75	609.18	610.61	605.64	602.34	601.68	609.19	612.32
ELEC. COMP. & ACCESS.	314.41	314.42	324.41	319.20	329.64	323.83	324.23	329.51	330.12	321.79	332.09	335.51	330.46
TRANSPORTATION EQUIPMENT	581.95	589.91	589.75	597.97	575.93	557.53	532.52	538.14	536.00	548.51	554.33	564.16	600.77
MOTOR VEHICLES & EQUIP.	645.11	665.72	651.57	665.12	664.46	598.22	545.14	549.02	552.38	572.32	583.86	601.06	627.71
INSTRUMENTS & REL. PROD.	453.45	458.58	459.22	455.37	454.76	457.03	461.49	467.86	463.06	454.07	451.50	447.02	448.37
MISC. MFG. INDUSTRIES	337.95	338.35	345.32	344.66	353.42	349.48	343.96	352.72	349.18	345.93	356.21	352.95	358.89
NONDURABLE GOODS	417.51	424.04	429.04	436.36	445.11	438.48	438.07	439.01	437.67	435.51	436.72	434.80	434.16
FOOD & KINDRED PRODUCTS	426.59	442.37	454.48	472.50	484.61	475.08	469.42	471.66	466.62	470.67	473.06	474.89	468.29
PRESERV FRUITS/VEG*	415.25	447.30	469.65	514.92	456.96	479.52	439.01	451.82	437.00	444.98	445.94	429.60	429.66
GRAIN MILL & BAK. PROD	419.68	401.70	421.40	434.72	488.12	519.59	512.31	517.30	515.65	518.07	518.40	531.03	519.30
BEVERAGES*	442.93	475.59	487.05	484.38	519.62	505.66	497.15	510.72	525.50	523.40	519.20	537.84	529.66
TEXTILE MILL PRODUCTS	376.71	360.82	368.94	366.80	372.38	367.11	372.32	378.38	384.96	386.73	398.26	384.54	394.26
APPAREL & OTHER TEXT. PROD.	259.13	253.83	266.03	267.17	261.72	258.10	262.08	267.52	261.71	264.97	268.95	259.84	264.18
MEN'S & BOYS' STS AND CTS	211.58	209.90	233.63	240.54	277.98	249.67	254.20	244.01	243.41	231.60	230.92	233.63	233.82
MEN'S & BOYS' FURN.	245.75	238.65	246.38	238.08	263.34	269.34	270.54	270.34	266.66	266.02	265.74	265.79	266.24
WOMEN'S & CHILD UNDERGAR	273.34	272.19	292.80	297.91	292.55	296.74	290.50	298.94	296.00	289.45	279.30	271.60	272.64
PAPER & ALLIED PRODUCTS	456.19	457.74	463.31	460.28	471.08	463.25	468.04	464.53	472.18	461.13	471.08	464.88	467.38
PAPERBOARD CONT. & BOXES	436.90	431.39	441.27	437.68	457.54	449.63	455.01	463.15	467.81	459.80	469.04	454.11	468.26
PRINTING AND PUBLISHING	411.40	418.47	418.13	416.21	431.66	401.14	405.90	412.88	408.41	407.37	407.37	412.14	412.90
NEWSPAPERS	446.55	477.40	448.90	436.87	440.83	421.72	407.10	410.53	414.05	402.90	402.60	407.23	412.92
COMMERCIAL PRINTING*	473.54	471.39	465.20	475.09	512.21	462.98	475.10	476.81	469.94	471.62	471.18	486.80	480.20
CHEMICALS & ALLIED PROD.	512.53	532.54	531.72	544.81	549.11	545.69	542.69	541.80	541.02	537.21	534.64	531.20	526.67
INDUSTRIAL INORG CHEM.*	572.90	590.93	581.58	612.45	564.20	572.46	570.67	569.35	565.82	552.11	565.97	552.59	566.82
PLASTIC MAT. & SYN.	631.38	649.05	591.84	604.17	574.98	607.39	601.65	610.97	592.72	589.18	579.44	584.60	604.70
DRUGS	518.34	520.40	524.59	539.30	535.88	525.97	525.97	527.36	528.36	532.85	529.32	525.88	519.79
SOAPS, CLNRS & TOILET GDS.*	390.10	404.48	403.12	427.76	431.55	459.45	454.94	445.21	430.54	425.95	421.94	422.25	422.34
PAINTS & ALLIED PRODUCTS*	508.93	534.66	540.91	534.25	527.08	539.75	532.99	550.82	552.54	549.12	546.91	556.10	535.78
INDUST ORGAN. CHEMICALS	621.60	692.63	691.75	689.30	685.33	671.98	667.39	662.86	676.44	672.52	666.39	654.19	673.51
PETROLEUM & COAL PROD.	758.63	750.77	746.48	775.71	773.10	747.57	765.72	739.59	766.48	746.27	740.99	749.38	750.17
PETROLEUM REFINING	813.17	800.50	787.10	829.19	841.12	806.98	828.08	796.63	827.15	802.62	788.14	798.20	807.91
RUBBER & PLAS. PROD., NEC	349.81	353.17	361.23	365.03	373.20	368.05	369.15	370.44	376.00	370.66	381.07	369.98	371.77
RUBBER & RUBBER PRODUCTS*	315.41	318.67	321.93	334.11	392.73	386.14	380.33	386.67	383.18	375.30	384.68	337.77	316.79
MISCELLANEOUS PLAS. PROD.	355.28	359.94	368.50	370.60	377.54	364.56	366.46	366.96	374.74	369.82	381.07	376.48	383.64
LEATHER & LEATHER PROD.	313.93	310.89	321.49	296.43	249.56	249.48	250.56	247.93	253.71	252.00	242.23	242.44	241.37

WEEKLY EARNINGS ARE AFFECTED BY PREMIUM PAY, SHIFT DIFFERENTIALS, PIECEWORK AND INCENTIVE PAYMENTS, LENGTH OF WORKWEEK, AND OTHER FACTORS.

* DATA FROM 1987 FORWARD ARE NOT COMPARABLE WITH EARLIER ESTIMATES BECAUSE OF SIGNIFICANT DIFFERENCES BETWEEN ORIGINAL AND REVISED ESTIMATES.

AVERAGE WEEKLY HOURS OF PRODUCTION WORKERS IN NEW JERSEY

(NOT SEASONALLY ADJUSTED)

	1987 AUG	SEP	OCT	NOV	DEC	1988 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
TOTAL MANUFACTURING	40.8	41.0	41.4	41.8	41.8	41.2	41.1	41.4	41.2	41.0	41.1	40.7	40.8
DURABLE GOODS	41.3	41.6	41.9	42.1	42.6	42.0	41.7	42.1	41.9	41.8	41.9	41.6	41.5
LUMBER & WOOD PRODUCTS	39.5	40.1	40.6	41.2	42.9	41.8	42.7	43.2	42.8	42.8	42.7	42.3	42.2
FURNITURE & FIXTURES	40.4	40.2	40.9	40.9	40.1	39.5	40.3	40.1	39.4	40.1	40.1	39.1	39.0
STONE,CLAY,GLASS PRODUCTS	42.4	43.2	42.4	42.4	42.9	42.6	42.8	42.9	42.7	43.0	42.8	42.6	42.3
GLASS & GLWR./PRESS,BLOWN	43.2	44.6	42.7	43.2	43.1	44.5	43.8	44.2	43.8	44.5	43.8	44.0	43.0
POTTERY & REL. PRODUCTS	40.1	41.2	40.1	40.2	38.8	39.1	38.6	38.5	38.4	37.8	37.2	37.2	36.4
PRIMARY METAL INDUSTRIES	42.9	43.5	43.3	43.5	45.0	44.6	44.8	44.6	44.9	45.1	45.6	45.1	45.0
BLAST FURN. & BASIC STEEL	44.5	44.4	42.8	44.1	48.2	47.4	46.5	46.3	46.8	45.7	46.6	45.9	46.7
IRON & STEEL FOUNDRIES*	45.1	45.0	45.9	44.6	46.1	45.0	45.8	45.8	47.6	47.8	47.8	47.2	46.3
PRIMARY & NONFER. METAL*	37.9	38.7	39.7	37.4	38.6	38.7	38.2	38.6	37.7	38.3	39.4	40.4	39.9
NONFER. ROLL. & DRAWING	43.0	44.4	44.3	45.0	45.9	44.7	44.5	44.7	43.9	44.8	45.6	45.0	45.1
FAB. METALS, INCL. ORD.	41.4	42.1	42.8	42.9	43.9	42.8	42.5	43.3	43.6	43.4	43.2	42.5	41.9
METAL CANS	43.5	42.9	46.1	44.5	46.7	45.7	45.2	45.5	45.0	45.6	46.5	46.0	44.8
CUTLERY, TOOLS & HARDWARE	40.1	41.9	42.3	42.5	40.6	40.1	39.0	39.3	42.3	40.2	39.9	37.9	37.0
FAB. STRUCT. METAL PROD.*	42.8	43.2	42.6	42.4	44.4	43.7	44.0	44.9	45.4	44.9	44.9	45.0	44.1
METAL STAMPINGS	41.2	41.5	42.1	43.7	42.4	42.2	41.9	42.3	42.7	42.8	42.9	42.0	42.2
MACHINERY, EXCEPT ELEC.	41.9	41.8	42.1	43.1	43.4	42.0	41.7	41.9	41.7	41.6	41.6	41.3	40.9
CONSTRUCTION & REL. MACH.*	39.8	40.1	40.3	41.5	40.2	39.2	38.2	39.0	38.5	37.7	38.2	38.2	38.1
METALWORKING MACHINERY	42.9	43.8	44.4	44.6	45.3	42.8	41.9	42.4	42.7	42.6	42.5	41.6	41.0
SPECIAL INDUSTRY MACH.	44.9	45.4	44.4	44.9	46.5	45.4	45.9	46.1	45.6	46.6	46.6	45.8	45.3
GENERAL INDUSTRY MACH.	41.1	40.5	42.0	42.6	44.4	43.3	43.3	43.6	43.3	43.2	43.2	42.7	43.5
REFRIG/SVC IND MACH.	39.9	39.1	40.9	41.4	39.4	39.1	39.0	38.2	38.0	38.0	38.2	38.3	37.7
ELECTRICAL EQUIP. & SUPP.	39.9	39.8	40.6	40.8	41.7	41.5	40.9	41.3	40.8	40.4	40.6	40.6	40.6
ELEC. TEST & DIST. SUPP.*	37.7	39.0	38.7	39.9	40.7	39.4	38.6	39.6	39.4	38.7	39.7	38.8	38.3
ELEC. LIGHT. & WIRING*	38.7	38.4	40.9	40.0	41.7	40.2	39.7	40.8	40.6	39.7	39.9	39.2	40.0
RADIO & TV REC. EQUIPMENT	41.6	40.8	38.1	41.5	38.2	38.4	37.5	38.4	37.6	38.4	37.8	37.2	37.1
COMMUNICATION EQUIPMENT	40.8	40.3	41.5	41.6	42.9	43.5	42.6	42.7	42.0	41.8	41.9	42.1	42.2
ELECTRON. COMP. & ACCESS.	39.4	39.6	40.5	40.1	40.2	39.3	39.3	39.7	39.3	38.4	39.3	39.8	39.2
TRANSPORTATION EQUIPMENT	43.3	43.6	43.3	43.3	42.1	41.7	39.8	40.1	40.0	40.6	40.7	41.3	42.1
MOTOR VEHICLES & EQUIP.	43.5	44.5	43.7	43.5	43.6	41.2	38.8	38.8	38.9	39.8	40.1	41.0	42.1
INSTRUMENTS & REL. PROD.	42.9	43.1	43.2	43.0	42.7	42.2	42.3	43.2	42.6	42.2	42.0	41.7	42.1
MISCELL. MFG. INDUSTRIES	39.9	39.9	40.2	40.5	39.8	39.4	39.4	39.9	39.5	39.0	39.8	39.0	39.7
NONDURABLE GOODS	40.3	40.5	40.9	41.4	41.1	40.6	40.6	40.8	40.6	40.4	40.4	40.0	40.2
FOOD & KINDRED PRODUCTS	41.7	42.7	43.7	45.0	43.0	42.8	42.1	42.0	41.7	41.8	42.2	42.1	41.7
PRESERV FRUITS/VEGS*	42.2	45.0	46.5	48.9	42.0	43.2	40.8	41.3	40.5	40.6	41.1	40.0	39.6
GRAIN MILL & BAKERY PROD	43.4	41.8	43.0	44.0	46.8	45.9	44.9	45.1	44.8	44.7	45.0	45.7	45.0
BEVERAGES*	37.6	41.5	42.5	41.4	40.5	40.1	39.3	39.9	40.8	40.2	40.0	40.9	40.9
TEXTILE MILL PRODUCTS	44.9	42.6	43.0	42.8	43.0	42.1	42.6	42.9	43.4	43.6	44.3	43.5	44.2
APPAREL & OTHER TEXTILE	36.6	35.7	37.0	36.8	36.4	35.6	36.0	36.2	35.9	36.1	36.1	35.4	35.7
MEN'S & BOYS' STS AND CTS	35.5	33.8	37.5	38.0	41.0	40.4	41.2	40.2	40.1	40.0	40.3	39.8	39.1
MEN'S & BOYS' FURN.	38.7	37.0	38.8	37.2	39.6	40.2	40.5	41.4	41.6	40.8	41.2	41.4	41.6
WOMEN'S & CHILD UNDERGAR	36.3	36.1	36.6	37.1	37.7	36.1	35.6	36.5	37.0	36.5	35.9	35.0	35.5
PAPER & ALLIED PROD.	43.2	42.7	43.3	44.3	43.1	42.5	42.9	42.5	43.2	42.5	43.1	42.3	42.8
PAPERBOARD CONT. & BOXES	42.5	41.4	42.8	42.7	43.7	42.7	43.5	43.9	44.3	43.5	44.0	42.8	43.6
PRINTING AND PUBLISHING	37.4	37.7	37.4	37.7	38.2	36.6	36.9	37.5	37.4	37.0	36.7	36.7	36.8
NEWSPAPERS	33.3	35.0	33.4	33.4	33.6	31.1	30.2	30.5	30.4	29.8	29.8	30.3	31.0
COMMERCIAL PRINTING*	39.2	38.2	38.1	38.5	40.3	38.2	39.2	39.9	40.2	39.9	39.2	40.0	39.2
CHEMICALS & ALLIED PROD.	41.3	42.4	42.1	43.0	43.0	42.9	42.9	43.0	42.6	42.2	41.9	41.5	41.7
INDUSTRIAL INORG CHEM.*	43.6	44.7	44.6	45.0	43.4	43.9	43.2	43.1	42.8	41.7	42.3	41.3	42.3
PLASTIC MATERIALS & SYN.	46.7	47.9	43.2	44.1	42.0	45.6	45.0	45.8	44.7	44.1	43.6	43.4	44.3
DRUGS	41.5	41.4	41.8	42.7	41.8	40.9	40.9	41.2	40.8	40.8	40.1	39.9	39.8
SOAPS, CLNERS & TOIL GDS.*	38.7	39.5	39.1	40.7	41.1	42.7	43.0	42.2	41.2	40.8	40.3	40.1	40.3
PAINTS & ALLIED PROD.*	42.2	42.4	43.1	42.2	42.2	42.3	42.2	43.1	43.1	42.8	43.2	44.1	43.0
INDUST ORGAN. CHEMICALS	42.0	45.9	45.6	46.2	46.4	45.9	45.9	46.0	46.3	46.0	45.8	44.9	45.6
PETROLEUM & COAL PROD.	43.4	43.7	43.4	44.2	46.1	45.5	46.1	44.5	45.3	44.5	44.8	44.9	44.6
PETROLEUM REFINING	43.3	43.2	42.5	44.2	49.8	46.7	47.4	45.6	46.6	45.5	45.4	45.9	45.8
RUBBER & PLASTIC PROD NEC	41.3	41.5	42.2	42.2	42.7	41.4	41.2	42.0	42.2	41.6	42.2	41.2	41.1
RUBBER & RUBBER PROD.*	38.7	39.1	39.5	40.4	43.3	43.0	42.4	43.3	42.2	41.7	42.6	41.7	40.1
MISCELLANEOUS PLASTIC	41.7	42.0	42.7	42.5	43.0	41.1	40.9	41.7	42.2	41.6	42.2	41.1	41.7
LEATHER & LEATHER PROD.	43.3	43.0	43.8	41.0	35.6	36.0	36.0	36.3	36.4	36.0	36.1	35.6	35.6

AVERAGE HOURS WORKED OR PAID FOR ARE AFFECTED BY LABOR TURNOVER, CHANGES IN OVERTIME HOURS, AND PART-TIME EMPLOYMENT.

* DATA FROM 1987 FORWARD ARE NOT COMPARABLE WITH EARLIER ESTIMATES BECAUSE OF SIGNIFICANT DIFFERENCES BETWEEN ORIGINAL AND REVISED ESTIMATES.

AVERAGE HOURLY GROSS DOLLAR EARNINGS OF PRODUCTION WORKERS IN NEW JERSEY

(NOT SEASONALLY ADJUSTED)

	1987 AUG	SEP	OCT	NOV	DEC	1988 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
TOTAL MANUFACTURING	10.40	10.49	10.52	10.56	10.78	10.77	10.77	10.76	10.80	10.82	10.85	10.87	10.81
DURABLE GOODS	10.46	10.51	10.56	10.57	10.72	10.75	10.74	10.75	10.83	10.86	10.89	10.88	10.83
LUMBER & WOOD PRODUCTS	8.16	8.12	8.30	8.21	8.43	8.37	8.15	8.22	8.34	8.51	8.53	8.39	8.48
FURNITURE & FIXTURES	8.40	8.42	8.58	8.71	8.70	8.66	8.78	8.74	8.79	8.91	8.92	8.81	8.86
STONE,CLAY,GLASS PRODUCTS	10.60	10.60	10.69	10.60	10.72	10.84	10.82	10.81	10.93	10.97	11.05	11.13	10.99
GLASS & GLWR./PRESS,BLOWN	10.56	10.61	10.71	10.67	10.86	10.96	10.98	10.98	11.06	11.09	11.09	11.13	10.83
POTTERY & REL. PRODUCTS	10.82	11.09	10.84	10.76	11.63	11.61	11.59	11.55	11.59	11.73	11.78	11.85	11.67
PRIMARY METAL INDUSTRIES	10.01	10.15	10.10	9.95	10.22	10.30	10.34	10.32	10.33	10.41	10.40	10.35	10.29
BLAST FURN. & BASIC STEEL	10.98	11.14	11.01	10.74	11.45	11.52	11.41	11.54	11.31	11.45	11.24	11.24	11.33
IRON & STEEL FOUNDRIES*	10.19	10.38	10.70	10.36	10.35	10.34	10.52	10.51	10.49	10.70	10.61	10.68	10.48
PRIMARY & NONFER. METAL*	10.02	10.04	10.16	9.47	10.44	10.33	10.19	10.23	10.36	10.50	10.57	10.44	10.37
NONFER. ROLL. & DRAWING	9.33	9.39	9.39	9.31	9.70	9.54	9.62	9.57	9.59	9.65	9.76	9.67	9.65
FAB. METALS, INCL. ORD.	10.12	10.22	10.28	10.34	10.58	10.60	10.55	10.63	10.80	10.75	10.81	10.70	10.65
METAL CANS	10.31	10.55	10.64	10.68	11.46	11.25	11.39	11.36	11.51	11.51	11.43	11.32	11.27
CUTLERY, TOOLS & HARDWARE	13.19	13.69	13.85	14.47	14.53	14.40	14.04	14.26	14.96	14.39	14.62	13.99	13.81
FAB. STRUCT. METAL PROD.*	9.83	9.88	9.91	9.81	9.73	9.86	9.92	10.11	10.11	10.13	10.24	10.13	10.16
METAL STAMPINGS	10.61	10.57	10.51	10.57	10.90	11.12	11.09	11.13	11.41	11.33	11.36	11.28	11.33
MACHINERY, EXCEPT ELEC.	11.00	11.10	11.08	11.11	11.23	11.16	11.14	11.15	11.28	11.34	11.36	11.30	11.27
CONSTRUCTION & REL. MACH.*	11.03	11.16	11.62	11.35	11.21	11.50	11.42	11.52	11.27	11.37	11.33	11.43	11.47
METALWORKING MACHINERY	11.44	11.55	11.62	11.63	11.80	11.15	10.99	11.02	11.31	11.42	11.40	11.61	11.50
SPECIAL INDUSTRY MACH.	12.99	13.15	13.20	13.22	13.10	13.23	13.21	13.30	13.42	13.33	13.44	13.29	13.25
GENERAL INDUSTRY MACH.	11.37	11.54	11.55	11.58	12.08	11.80	11.77	11.76	11.83	11.85	11.74	11.61	11.55
REFRIG/SVC IND MACH.	11.06	10.89	11.07	11.34	10.89	10.70	10.63	10.66	10.89	10.96	11.15	10.99	10.88
ELECTRICAL EQUIP. & SUPP.	10.86	10.86	10.87	10.90	11.03	11.27	11.22	11.18	11.27	11.30	11.32	11.34	11.33
ELEC. TEST & DIST. SUPP.*	8.08	8.08	8.15	8.15	8.22	8.35	8.12	8.14	8.38	8.49	8.62	8.45	8.46
ELEC. LIGHT. & WIRING*	7.81	7.68	7.66	7.70	7.94	8.06	7.98	7.99	8.06	8.13	8.34	8.21	8.19
RADIO & TV REC. EQUIPMENT	8.76	8.87	8.93	9.05	10.15	10.14	10.12	10.10	10.35	10.40	10.40	10.42	10.36
COMMUNICATION EQUIPMENT	13.75	14.03	14.00	14.02	14.12	14.27	14.30	14.30	14.42	14.41	14.36	14.47	14.51
ELECTRON. COMP. & ACCESS.	7.98	7.94	8.01	7.96	8.20	8.24	8.25	8.30	8.40	8.38	8.45	8.43	8.43
TRANSPORTATION EQUIPMENT	13.44	13.53	13.62	13.81	13.68	13.37	13.38	13.42	13.40	13.51	13.62	13.66	14.27
MOTOR VEHICLES & EQUIP.	14.83	14.96	14.91	15.29	15.24	14.52	14.05	14.15	14.20	14.38	14.56	14.66	14.91
INSTRUMENTS & REL. PROD.	10.57	10.64	10.63	10.59	10.65	10.83	10.91	10.83	10.87	10.76	10.75	10.72	10.65
MISCELL. MFG. INDUSTRIES	8.47	8.48	8.59	8.51	8.88	8.87	8.73	8.84	8.84	8.87	8.95	9.05	9.04
NONDURABLE GOODS	10.36	10.47	10.49	10.54	10.83	10.80	10.79	10.76	10.78	10.78	10.81	10.87	10.80
FOOD & KINDRED PRODUCTS	10.23	10.36	10.40	10.50	11.27	11.10	11.15	11.23	11.19	11.26	11.21	11.28	11.23
PRESERV FRUITS/VEG*	9.84	9.94	10.10	10.53	10.88	11.10	10.76	10.94	10.79	10.96	10.85	10.74	10.85
GRAIN MILL & BAKERY PROD	9.67	9.61	9.80	9.88	10.43	11.32	11.41	11.47	11.51	11.59	11.52	11.62	11.54
BEVERAGES*	11.78	11.46	11.46	11.70	12.83	12.61	12.65	12.80	12.88	13.02	12.98	13.15	12.95
TEXTILE MILL PRODUCTS	8.39	8.47	8.58	8.57	8.66	8.72	8.74	8.82	8.87	8.87	8.99	8.84	8.92
APPAREL & OTHER TEXTILE	7.08	7.11	7.19	7.26	7.19	7.25	7.28	7.39	7.29	7.34	7.45	7.34	7.40
MEN'S & BOYS' STS AND CTS	5.96	6.21	6.23	6.33	6.78	6.18	6.17	6.07	6.07	5.79	5.73	5.87	5.98
MEN'S & BOYS' FURN.	6.35	6.45	6.35	6.40	6.65	6.70	6.68	6.53	6.41	6.52	6.45	6.42	6.40
WOMEN'S & CHILD UNDERGAR	7.53	7.54	8.00	8.03	7.76	8.22	8.16	8.19	8.00	7.93	7.78	7.76	7.68
PAPER & ALLIED PROD.	10.56	10.72	10.70	10.39	10.93	10.90	10.91	10.93	10.93	10.85	10.93	10.99	10.92
PAPERBOARD CONT. & BOXES	10.28	10.42	10.31	10.25	10.47	10.53	10.46	10.55	10.56	10.57	10.66	10.61	10.74
PRINTING AND PUBLISHING	11.09	11.10	11.18	11.04	11.30	10.96	11.00	11.01	10.92	11.01	11.10	11.23	11.22
NEWSPAPERS	13.41	13.64	13.44	13.08	13.12	13.56	13.48	13.46	13.62	13.52	13.51	13.44	13.32
COMMERCIAL PRINTING*	12.08	12.34	12.21	12.34	12.71	12.12	12.12	11.95	11.69	11.82	12.08	12.17	12.25
CHEMICALS & ALLIED PROD.	12.41	12.56	12.63	12.67	12.77	12.72	12.65	12.60	12.70	12.73	12.76	12.80	12.63
INDUSTRIAL INORG CHEM.*	13.14	13.22	13.04	13.61	13.00	13.04	13.21	13.21	13.22	13.24	13.38	13.38	13.40
PLASTIC MATERIALS & SYN.	13.52	13.55	13.70	13.70	13.69	13.32	13.37	13.34	13.26	13.36	13.29	13.47	13.65
DRUGS	12.49	12.57	12.55	12.63	12.82	12.86	12.86	12.80	12.95	13.06	13.20	13.18	13.06
SOAPS, CLNERS & TOIL GDS.*	10.08	10.24	10.31	10.51	10.50	10.76	10.58	10.55	10.45	10.44	10.47	10.53	10.48
PAINTS & ALLIED PROD.*	12.06	12.61	12.55	12.66	12.49	12.76	12.63	12.78	12.82	12.83	12.66	12.61	12.46
INDUST ORGAN. CHEMICALS	14.80	15.09	15.17	14.92	14.77	14.64	14.54	14.41	14.61	14.62	14.55	14.57	14.77
PETROLEUM & COAL PROD.	17.48	17.18	17.20	17.55	16.77	16.43	16.61	16.62	16.92	16.77	16.54	16.69	16.82
PETROLEUM REFINING	18.78	18.53	18.52	18.76	16.89	17.28	17.47	17.47	17.75	17.64	17.36	17.39	17.64
RUBBER & PLASTIC PROD NEC	8.47	8.51	8.56	8.65	8.74	8.89	8.96	8.82	8.91	8.91	9.03	8.98	8.98
RUBBER & RUBBER PROD.*	8.15	8.15	8.15	8.27	9.07	8.98	8.97	8.93	9.08	9.00	9.03	8.10	7.90
MISCELLANEOUS PLASTIC	8.52	8.57	8.63	8.72	8.78	8.87	8.96	8.80	8.88	8.89	9.03	9.16	9.20
LEATHER & LEATHER PROD.	7.25	7.23	7.34	7.23	7.01	6.93	6.96	6.83	6.97	7.00	6.71	6.81	6.78

HOURLY EARNINGS INCLUDE PAID HOLIDAYS, VACATION, AND SICK LEAVE. THEY ARE AFFECTED BY CHANGES IN WORK FORCE COMPOSITION AND IN WAGE RATES.

* DATA FROM 1987 FORWARD ARE NOT COMPARABLE WITH EARLIER ESTIMATES BECAUSE OF SIGNIFICANT DIFFERENCES BETWEEN ORIGINAL AND REVISED ESTIMATES.

NEW JERSEY LABOR FORCE DATA
(Thousands)

	Aug 1988	Jul 1988	Aug 1987	Net Change From Month Ago	Net Change From Year Ago
Civilian Labor Force	4,029	4,053	4,034	-24.0	- 5.0
Total Employment	3,886	3,884	3,878	2.0	8.0
Total Unemployment	143	168	156	-25.0	-13.0
Seasonally Adj. Unemp. Total	155	144	168	11.0	-13.0
Unemployment Rate	3.6	4.2	3.9	- 0.6	- 0.3
Seasonally Adj. Unemp. Rate	3.9	3.6	4.2	0.3	- 0.3

NOTE: Based on U.S. Bureau of Labor Statistics Method.

SEASONALLY ADJUSTED
CHARACTERISTICS OF THE NEW JERSEY INSURED UNEMPLOYED*
(Regular State UI Program Only)
(Thousands)

	Aug 1988	Jul 1988	Aug 1987	Net Change From Month Ago	Net Change From Year Ago
Total Insured Unemployed **	69.2	72.5	68.1	- 3.3	1.1
Total Insured Unemployed	72.2	72.6	71.1	- 0.4	1.1
Male	37.8	39.0	40.2	- 1.2	- 2.4
Female	33.5	33.1	30.9	0.4	2.6
White, Not Hispanic	43.4	43.0	42.9	0.4	0.5
Black, Not Hispanic	15.7	16.0	15.4	- 0.3	0.3
Hispanic	11.8	12.6	11.2	- 0.8	0.6
Other**	0.5	0.7	0.6	- 0.2	- 0.1
Manufacturing	20.9	21.5	22.5	- 0.6	- 1.6
Durable Goods	8.6	8.8	9.9	- 0.2	- 1.3
Nondurable Goods	12.2	12.7	12.6	- 0.5	- 0.4
Nonmanufacturing	51.2	51.6	47.8	- 0.4	3.4
Contract Construction	8.5	8.7	6.08	- 0.2	1.7
Trans. & Public Utilities	4.2	4.7	4.4	- 0.5	- 0.2
Wholesale & Retail Trade	16.1	16.4	15.3	- 0.3	0.8
Finance/Ins/Real Estate	3.1	3.0	3.0	0.1	0.1
Services	15.4	14.8	15.1	0.6	0.3
By Age Of Claimant					
Under 25	7.6	7.3	8.0	0.3	- 0.4
25 Through 34	23.5	24.2	23.7	- 0.7	- 0.2
35 Through 44	17.7	17.0	15.8	0.7	1.9
45 Through 54	12.4	12.9	11.1	- 0.5	1.3
55 Through 64	8.6	9.1	9.9	- 0.5	- 1.3
65 And Over	2.1	2.2	2.5	- 0.1	- 0.4
By Duration of Unemployment					
1 to 2 Weeks	7.6	8.3	7.5	- 0.7	0.1
3 to 4 Weeks	10.7	7.3	7.9	3.4	2.8
5 Through 14 Weeks	35.6	37.5	35.7	- 1.9	- 0.1
15 Weeks And Over	18.1	18.6	19.7	- 0.5	- 1.6

* Data are for claims filed for the week including the 12th of the month and are seasonally adjusted, except as noted. The data on characteristics of the insured unemployed under the Regular State UI Program are based on a 3% sample of all insured unemployed. Industry data are for selected categories and do not add to totals.

** Not Seasonally Adjusted.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY

	Jul[1]	Jun[2]	YEAR TO DATE[3]		
	1988	1988	1988	1987	% CHANGE
TOTAL DWELLING UNITS AUTHORIZED	2,833	3,186	19,406	23,814	-18.5
Private Units	2,833	3,186	19,406	23,782	-18.4
Single Family	2,195	1,998	13,588	17,376	-21.8
Two-Family	82	128	916	1,026	-10.7
Three-or-Four Family	18	44	180	257	-30.0
Five or More Family	538	1,016	4,722	5,123	- 7.8
Public Units	0	0	0	32	-100.0
ESTIMATED VALUE OF RESIDENTIAL PERMITS (000)	$256,298	$306,236	$1,812,691	$2,021,978	-10.4
New Buildings	$197,985	$221,841	$1,392,936	$1,639,429	-15.0
Additions and Alterations	$58,313	$84,395	$419,755	$382,549	9.7

[1] Based on reports received from 425 of 567 municipalities.

[2] Based on reports received from 441 of 567 municipalities.

[3] Does not include any late reports.

SOURCE: N.J. Department of Labor

OFFICIAL BLS SAMPLE ESTIMATES STANDARD ERRORS AND COEFFICIENTS OF VARIATION (Not Seasonally Adjusted)

		RESIDENT EMPLOYMENT (in thousands)			UNEMPLOYMENT (in thousands)			UNEMPLOYMENT RATE (percent of labor force)		
Year	Month	Estimate	Std. Error	Coeff. of Var.	Estimate	Std. Error	Coeff. of Var.	Estimate	Std. Error	Coeff. of Var.
1987	Jan	3,654	±60	1.6%	175	±25	14.3%	4.6%	±.7	15.2%
	Feb	3,722	±59	1.6%	188	±26	13.8%	4.8%	±.7	14.6%
	Mar	3,795	±59	1.6%	170	±25	14.7%	4.3%	±.6	14.0%
	Apr	3,799	±59	1.6%	150	±23	15.3%	3.8%	±.6	15.8%
	May	3,875	±58	1.5%	168	±25	14.9%	4.2%	±.6	14.3%
	Jun	3,875	±58	1.5%	167	±25	15.0%	4.1%	±.6	14.6%
	Jul	3,855	±59	1.5%	182	±26	14.3%	4.5%	±.6	13.3%
	Aug	3,878	±58	1.5%	156	±24	15.4%	3.9%	±.6	15.4%
	Sep	3,742	±59	1.6%	153	±24	15.7%	3.9%	±.6	15.4%
	Oct	3,818	±59	1.5%	145	±23	15.9%	3.6%	±.6	16.7%
	Nov	3,843	±59	1.5%	129	±22	17.1%	3.2%	±.5	15.6%
	Dec	3,813	±59	1.5%	142	±23	16.2%	3.6%	±.6	16.7%
1988	Jan	3,786	±59	1.6%	178	±25	14.0%	4.5%	±.6	13.3%
	Feb	3,810	±59	1.5%	161	±24	14.9%	4.0%	±.6	15.0%
	Mar	3,803	±59	1.6%	173	±25	14.5%	4.4%	±.6	13.6%
	Apr	3,829	±59	1.5%	125	±21	16.8%	3.2%	±.5	15.6%
	May	3,817	±59	1.5%	149	±23	15.4%	3.8%	±.6	15.8%
	Jun	3,878	±58	1.5%	147	±23	15.6%	3.6%	±.6	16.7%
	Jul	3,884	±58	1.5%	168	±25	14.9%	4.2%	±.6	14.3%
	Aug	3,886	±58	1.5%	143	±23	16.1%	3.6%	±.6	16.7%
	Sep									
	Oct									
	Nov									
	Dec									

DATA NOTES: Standard errors can be used to construct confidence intervals around each sample estimate. A 90% confidcence interval means that, if repeated samples were drawn from the same population, the interval of plus or minus 1.645 standard error around each sample estimate would contain, in 9 out of 10 cases, the true value based on a complete census of the population.

The standard errors and coefficients of variation are developed on the basis of past observed variation in New Jersey's sample data. They cannot be applied to seasonally adjusted data because a source of variation, namely seasonal patterns, have already been eliminated by the seasonal adjustment procedure.

Standard errors (S.E.) and coefficient of variation (C.V.) for all years are based on 1985 CPS sample parameters.

COMPARATIVE US AND NJ CIVILIAN LABOR FORCE TRENDS SEASONALLY ADJUSTED (000) 1987 BENCHMARK

DATE	Labor Force		Employment		Unemployment Volume		Unemployment Rate (%)	
	US	NJ	US	NJ	US	NJ	US	NJ
1970	82,771	2,996.0	78,678	2,859.0	4,093	138.0	4.9	4.6
1971	84,382	3,012.0	79,367	2,840.0	5,016	172.0	5.9	5.7
1972	87,034	3,117.0	82,153	2,935.0	4,882	182.0	5.6	5.8
1973	89,429	3,190.0	85,064	3,011.0	4,365	180.0	4.9	5.6
1974	91,949	3,226.0	86,794	3,023.0	5,156	204.0	5.6	6.3
1975	93,775	3,264.0	85,846	2,929.0	7,929	334.0	8.5	10.2
1976	96,158	3,318.0	88,752	2,973.0	7,406	346.0	7.7	10.4
1977	99,009	3,383.0	92,017	3,065.0	6,991	317.0	7.1	9.4
1978	102,251	3,457.0	96,048	3,209.0	6,202	248.0	6.1	7.2
1979	104,962	3,570.0	98,824	3,323.0	6,137	247.0	5.8	6.9
1980	106,940	3,594.0	99,303	3,334.0	7,637	260.0	7.1	7.2
1981	108,670	3,593.0	100,397	3,330.0	8,273	263.0	7.6	7.3
1982	110,204	3,632.0	99,526	3,306.0	10,678	326.0	9,7	9.0
1983	111,550	3,673.0	100,834	3,385.0	10,717	288.0	9.6	7.8
1984	113,544	3,825.0	105,005	3,589.0	8,539	236.0	7.5	6.2
1985	115,461	3,839.0	107,150	3,621.0	8,312	217.0	7.2	5.7
1986	117,834	3,908.0	109,597	3,712.0	8,237	197.0	7.0	5.0
1987	119,865	3,966.0	112,440	3,806.0	7,425	160.0	6.2	4.0
1987								
Jan	118,978	3,897.0	111,014	3,748.0	7,964	149.0	6.7	3.8
Feb	119,230	3,931.0	111,344	3,767.0	7,886	164.0	6.6	4.2
Mar	119,246	3,975.0	111,455	3,820.0	7,791	155.0	6.5	3.9
Apr	119,363	3,961.0	111,806	3,800.0	7,557	161.0	6.3	4.1
May	119,907	4,000.0	112,334	3,834.0	7,573	166.0	6.3	4.2
Jun	119,608	3,974.0	112,300	3,809.0	7,308	165.0	6.1	4.2
Jul	119,890	3,950.0	112,639	3,790.0	7,251	160.0	6.0	4.1
Aug	120,306	3,985.0	113,050	3,817.0	7,256	168.0	6.0	4.2
Sep	119,963	3,933.0	112,872	3,762.0	7,091	171.0	5.9	4.3
Oct	120,387	3,985.0	113,210	3,825.0	7,177	160.0	6.0	4.0
Nov	120,594	3,994.0	113,504	3,847.0	7,090	147.0	5.9	3.7
Dec	120,722	4,005.0	113,744	3,848.0	6,978	157.0	5.8	3.9
1988								
Jan	121,175	4,037.0	114,129	3,884.0	7,046	153.0	5.8	3.8
Feb	121,348	3,991.0	114,409	3,856.0	6,938	135.0	5.7	3.4
Mar	120,903	3,985.0	114,103	3,826.0	6,801	159.0	5.6	4.0
Apr	121,323	3,969.0	114,713	3,831.0	6,610	138.0	5.4	3.5
May	120,978	3,922.0	114,195	3,776.0	6,783	146.0	5.6	3.7
Jun	121,472	3,955.0	115,018	3,810.0	6,455	145.0	5.3	3.7
Jul	121,684	3,969.0	115,059	3,825.0	6,625	144.0	5.4	3.6
Aug	122,031	3,983.0	115,180	3,828.0	6,851	155.0	5.6	3.9
Sep								
Oct								
Nov								
Dec								

SOURCE: U.S. Bureau of Labor Statistics

MONTHLY AVERAGES FOR INDICATORS
SERIES 1 THROUGH 36

INDICATOR SERIES	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987
1 Civilian Labor Force (Thou)	3318.0	3383.0	3457.0	3570.0	3594.0	3593.0	3632.0	3673.0	3825.0	3839.0	3908.0	3966.0
2 Resident Employment (Thou)	2973.0	3065.0	3209.0	3323.0	3334.0	3330.0	3306.0	3385.0	3589.0	3621.0	3712.0	3806.0
3 Resident Unemployment (Thou)	346.0	317.0	248.0	247.0	260.0	263.0	326.0	288.0	236.0	217.0	197.0	160.0
4 Labor Force Particip Rate (%)	61.6	62.2	62.9	64.3	64.2	63.5	63.6	63.6	65.6	65.4	65.7	66.1
5 Employment Pop Ratio (%)	55.2	56.4	58.4	59.8	59.5	58.8	57.9	58.6	61.5	61.7	62.4	63.4
6 Unemployment Rate (%)	10.4	9.4	7.2	6.9	7.2	7.3	9.0	7.8	6.2	5.7	5.0	4.0
7 Nonfarm Payroll Emp (Thou)	2753.7	2836.9	2961.9	3027.2	3060.4	3098.9	3092.8	3165.1	3329.3	3414.1	3490.5	3589.2
8 Priv Sec Nonfarm Emp (Thou)	2273.2	2332.9	2438.9	2509.4	2530.7	2569.9	2568.1	2643.9	2807.2	2883.0	2954.9	3046.9
9 Pub Sector Emp (Thou)	480.5	504.0	523.0	517.8	529.7	529.3	524.7	521.2	522.1	531.1	535.6	542.3
10 Manufacturing Emp (Thou)	756.2	767.3	786.8	799.1	781.0	771.1	729.6	715.1	726.8	712.9	690.5	676.4
11 Construction Emp (Thou)	93.1	94.5	105.3	113.7	111.2	108.7	107.3	112.1	131.3	141.0	153.4	167.6
12 Service-Prod Ind (Thou)	1420.5	1468.2	1544.3	1593.9	1636.1	1687.8	1729.0	1814.7	1947.0	2027.0	2108.9	2200.5
13 Mfg. Prod Wrkrs (Thou)	509.7	517.2	528.5	530.7	509.9	503.1	467.7	457.1	457.9	440.7	429.2	425.5
14 Mfg. Workweek (Hours)	40.4	41.1	40.8	41.2	40.7	40.6	39.9	40.6	41.1	40.8	41.2	41.2
15 Aggreg Mfg. Manhours (Thou)	20611	21268	21538	21838	20726	20449	18676	18551	18842	17971	17664	17545
16 Wkly Earn. of Prod Wrkrs ($)	215.33	239.20	256.22	276.45	297.16	327.16	345.53	369.87	390.45	402.29	416.94	429.30
17 US Consumer Price Ind (82-84=100)	57.2	60.9	65.6	73.1	82.9	91.4	96.9	99.8	103.3	106.9	108.6	112.5
18 Net Spendable Earnings ($ 3 Dep)	279.41	288.39	288.16	284.13	269.34	264.06	269.77	304.84	308.97	304.12	306.59	308.57
19 New Business Incorps (No)	1523.0	1614.0	1698.0	1764.0	1790.0	2009.0	1867.0	2185.0	2304.0	2538.0	2761.0	2650.0
20 Business Failures (No)	55.0	45.0	35.0	35.0	36.0	43.0	43.0	57.0	84.0	83.0	76.0	65.0
21 Elec Power Sales (Mil of KWH)	1313.0	1305.0	1366.0	1383.0	1362.0	1359.0	1269.0	1282.0	1309.0	1303.0	1299.0	1301.0
22 Total Const Contracts ($Mil)	174.0	399.7	345.3	300.2	296.9	295.5	308.8	468.5	536.8	671.2	741.9	732.2
23 Resid Const Contracts ($Mil)	67.7	93.6	113.6	141.3	108.8	108.6	116.1	228.2	242.3	347.5	384.6	334.3
24 Nonres Const Contracts ($Mil)	63.0	76.3	100.2	112.3	129.0	132.8	132.8	176.6	215.5	221.9	252.3	292.3
25 Total Dwelling Units (No)	2267.0	2354.0	2630.0	2495.0	1627.0	1526.0	1572.0	2609.0	2660.0	3555.0	3817.0	3277.0
26 Single Family Dwell Units (No)	1440.0	1599.0	1917.0	1630.0	1085.0	920.0	978.0	1664.0	1841.0	2427.0	2815.0	2364.0
27 Multi-Family Dwell Units (No)	640.0	589.0	510.0	673.0	392.0	469.0	498.0	790.0	671.0	915.0	788.0	699.0
28 Retail Sales ($Mil)	1819.0	2006.0	2312.0	2552.0	2729.0	2854.0	2985.0	3246.0	3544.0	3833.0	4193.0	4483.0
29 Retail Sales in 82-84 $ ($Mil)	2871.0	3022.0	3278.0	3307.0	3140.0	3042.0	3066.0	3431.0	3240.0	3636.0	3993.0	4109.0
30 New Passenger Car Reg (No)	29986	36077	34662	31275	30448	26665	27018	29171	36104	37885	45956	41316
31 Wks Claimed Wkly Avg (Thou)	140.3	125.3	118.0	125.5	135.0	126.5	138.9	112.7	93.7	93.4	84.9	71.2
Insured Unemp Rate (%)	6.4	5.6	5.1	4.7	4.7	4.3	4.7	3.8	3.1	3.0	2.6	2.2
32 Initial Claims Wkly Avg (No)	14599	14458	14228	16175	16346	15029	15842	12891	11363	10758	10500	8481
33 Exhaustions (No)	16343	14881	11145	12125	13112	13686	16597	14369	12150	9644.0	8919.0	7083.0
34 Insured Unemp in Mfg. (Thou)	48.9	43.5	40.6	42.0	50.9	43.3	54.6	41.0	33.4	36.2	30.3	23.7
35 Insured Unemp in Const. (Thou)	17.0	14.0	11.2	11.1	13.9	12.4	14.0	11.8	8.7	9.1	9.7	8.0
36 Ins Unemp Priv Srv-Prod (Thou)	60.1	56.7	51.7	53.8	57.9	59.5	61.7	54.5	43.4	42.0	40.9	36.4

NOTE: See pages S-1 to S-3 for data sources. Data shown using latest available benchmarks. See appropriate pages for monthly data. Please note that series 18 and 29 are undergoing revisions because of the introduction of new CPI factors with a 1982-1984 base.

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DEPARTMENT OF LABOR
DIVISION OF PLANNING AND RESEARCH
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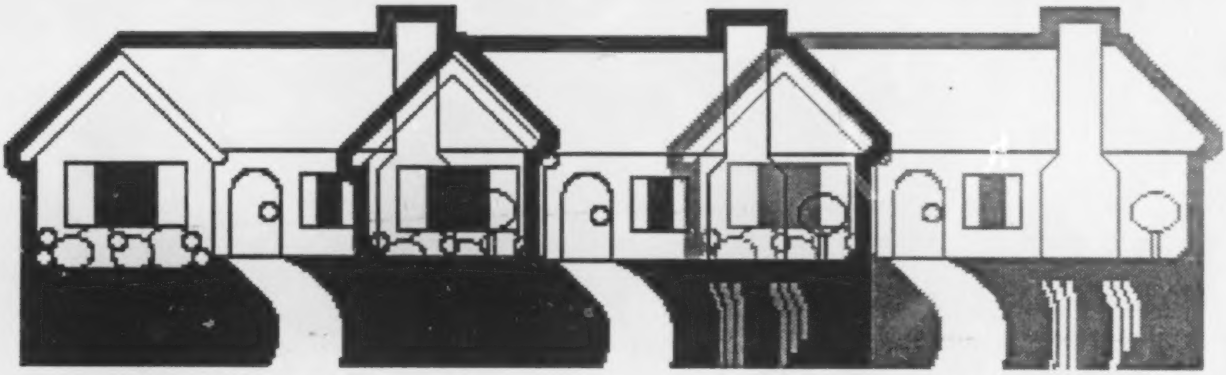
NEW JERSEY

Building Permits



THOMAS H. KEAN, Governor

CHARLES SERRAINO, Commissioner

1987 SUMMARY

STATE OF NEW JERSEY
Department of Labor
Labor Market & Demographic Research
CN 388
Trenton, N.J. 08625-0388

June 1988

NEW JERSEY BUILDING PERMITS

1987 Annual Summary

ACKNOWLEDGEMENTS

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New Jersey Residential Building Permits

SECTION I

New Jersey Residential Building Permits

NEW JERSEY BUILDING PERMITS

1987 SUMMARY

Data on dwelling units authorized for construction are tabulated from monthly building permit reports submitted by New Jersey municipal building inspectors. The New Jersey Department of Labor's Policy and Planning cooperates with the U.S. Census Bureau in this program.

The data presented in this article summarize residential building permit activity for New Jersey covering the full year 1987. The data do not represent housing starts nor completions in 1987, rather the number of units authorized in 1987 for construction.

These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow up contacts with municipalities that did not originally report on a monthly basis.

INTRODUCTION

New Jersey's planned residential construction in 1987 dropped for the first time in six years. A total of 50,300 new dwelling units were authorized for construction in 1987 compared to last year's 14 year high of 57,100 units.

Figures for the rest of the country indicate that New Jersey ranked seventh among all states, moving up from last year's rank of eighth. Thus, despite the decrease in total units authorized in New Jersey, the state continued to outpace the nation in planned homebuilding.

Single-family units which comprised the majority of residential units planned in the state, were primarily responsible for the overall decline from 1986 to 1987. Although the number of multi-family units declined slightly from 1986, they represented a larger share of the state's total planned homebuilding in 1987.

Six of the state's 21 counties accounted for more than half of the total number of dwelling units authorized for construction. They were Ocean, Monmouth, Burlington, Middlesex, Bergen, and Atlantic. Out of these six counties, however, only Atlantic and Bergen showed increases from the previous year.

The purpose of this report is to present tabulations from and an analysis of 1987 building permit data. While the data presented, in most cases, cover several years, the analysis will concentrate on the recent experience.

This report consists of several sections. Following a brief discussion of building permit activity during the 1980s nationwide and in New Jersey, detailed data specific to the state will be presented.

NEW JERSEY VS. THE NATION

In general, building permit activity in New Jersey tends to mirror that of the nation. This is illustrated for the recent past (1980 to 1987) in Graph 1. Reflecting the back-to-back recessions in the early 1980's, the number of dwelling units authorized for construction dropped in 1980 and again in 1981 both in the nation and in New Jersey. Some seeds of recovery began to develop during 1982. Although the rebound was shaky at first, it picked up steam in the second half of the year, triggered by a decline in interest rates. From 1981 to 1982, both New Jersey and the nation had small increases in authorized dwelling units -- less than 1%.

As can be seen from Table 1, by 1983, planned homebuilding was clearly emerging from the doldrums, with authorized residential construction registering strong gains through much of the year. New Jersey began outpacing the nation. The 1982-to-1983 increase in the number of units authorized by building permits issued for the state was 72% and the national average was 60%.

In the first half of 1984, it appeared that New Jersey was attaining approximately the same level of planned residential building as in 1983. However, mainly due to late reports, the 1984 total number of units authorized by building permits issued in the state (43,300) was the largest since the 52,100 level of 1973. The 1984 total for the United States (1.7 million) was the highest since the 1978 level of 1.8 million.

In 1985 and 1986 planned homebuilding remained strong. New Jersey surpassed the nation's over-the-year change in total dwelling units authorized for construction in both years. Although to a lesser degree in 1986.

In 1987 New Jersey continued to parallel the nation in over-the-year change in total dwelling units authorized for construction as it did in 1986. Despite the Northeast region (New England States, New York, New Jersey and Pennsylvania) falling short of the nation's other three regions in authorized residential construction, New Jersey ranked eighth in the nation in total dwelling units authorized in 1987 at 50,325. Throughout the nation, there are some 17,000 such places -- municipalities, counties, townships -- that issue building permits. Reports from these places cover about 96% of all residential construction. [Figures for 1987 show the South had 574,601 housing units

Graph 1

CHANGE IN DWELLING UNITS AUTHORIZED: 1980 TO 1987

United States vs. New Jersey

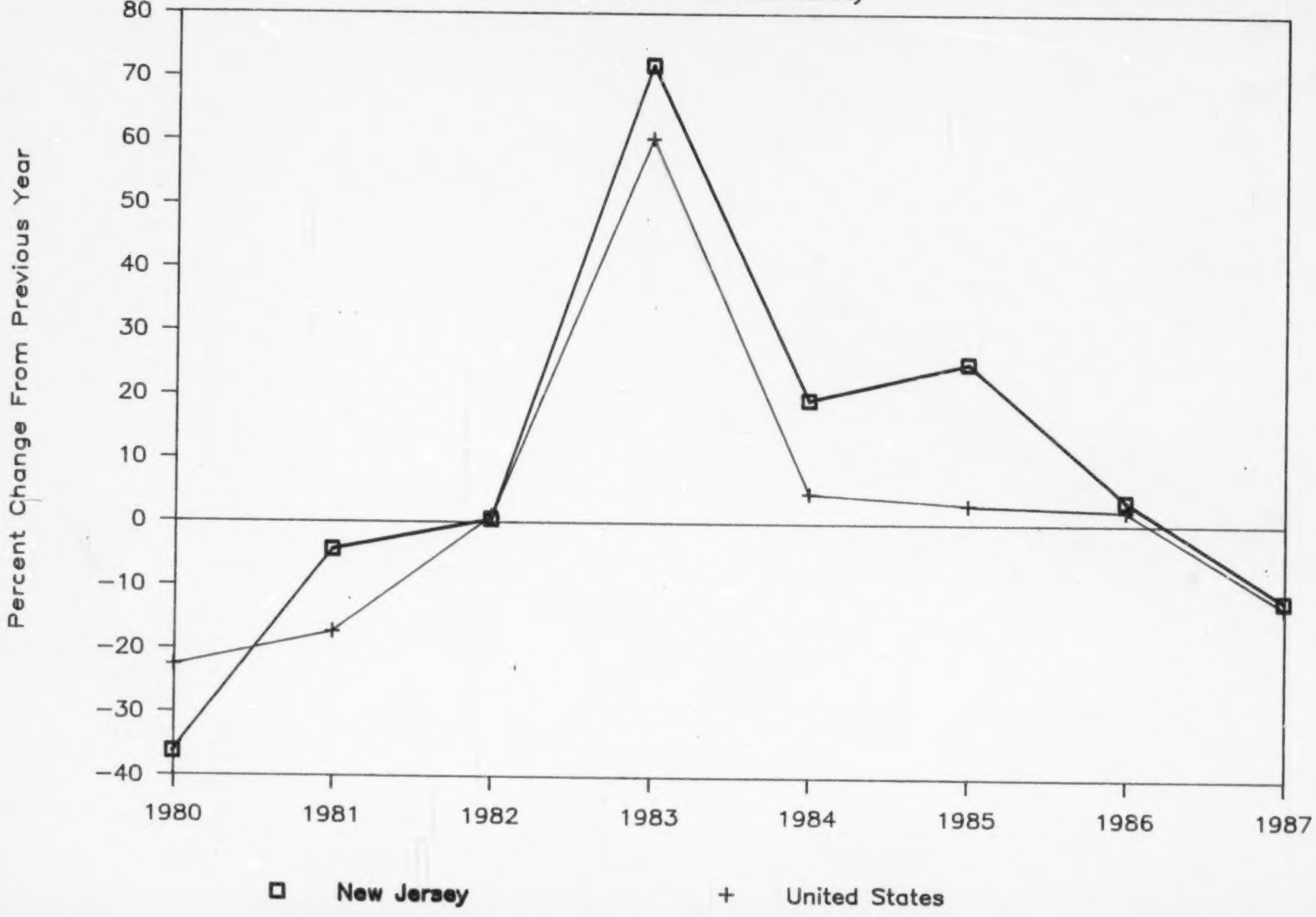


Table 1
TOTAL DWELLING UNITS AUTHORIZED: 1980 TO 1987
UNITED STATES AND NEW JERSEY

	NEW JERSEY			UNITED STATES (Numbers in Thousands)		
	Total Units Authorized	Change From Previous Year		Total Units Authorized	Change From Previous Year	
		Number	Percent		Number	Percent
1980	22,257	(12,561)	(36.2)	1,207.2	(354.8)	(22.7)
1981	21,293	(964)	(4.3)	997.7	(209.5)	(17.4)
1982	21,404	111	0.5	1,006.8	9.1	0.9
1983	36,791	15,387	71.9	1,613.3	606.5	60.2
1984	43,925	7,134	19.4	1,686.4	73.1	4.5
1985	55,015	11,090	25.2	1,735.2	48.8	2.9
1986	57,074	2,059	3.7	1,769.4	34.2	2.0
1987	50,325	(6,749)	(11.8)	1,534.8	(234.6)	(13.3)

Note: Data in parentheses represent negative changes.

Sources: Office of Demographic and Economic Analysis, Division of Planing and Research, New Jersey Department of Labor, New Jersey Residential Building Permits, Annual Summaries, 1980 through 1986; New Jersey Building Permits, Annual Summary, 1987; and, Bureau of the Census, U.S. Department of Commerce, 16,000 Place Series for privately owned residential construction and public housing.

authorized in permit-issuing places. The West had 406,019 new housing units authorized in 1987; the Midwest had 282,297 and Northeast, 271,795. States with the most planned housing activity included California (252,000), Florida (179,000) and Virginia (67,000)].

This decline in planned residential construction in general can be attributed to a variety of factors. As the fifth year of the great housing recovery of the 1980's, 1987's level of planned homebuilding, although lower than 1986's, was higher than the decade's average. Thus, the slowdown occurred, in part, simply because production just could not be maintained at 1986's high level. Also contributing to this decrease was a rise in mortgage rates through the first nine months. Whether or not the slowdown is indicative of the baby boomers' demand for housing having been met is still too soon to tell.

Despite New Jersey's healthy economic climate throughout 1987, the state experienced a slowdown in planned homebuilding as did the rest of the country. In 1987, New Jersey continued to have one of the lowest unemployment rates at 4.0% and experienced substantial employment growth.

SINGLE-FAMILY VS. MULTI-FAMILY UNITS

The American dream of homeownership and the new federal tax law have affected the types of housing units being planned for construction. From 1974 through 1986 there was a considerable drop in the ratio of five-or-more family units to single-family units. In 1973 this ratio was approximately 1:1. By 1986 almost three-fourths of all planned homebuilding consisted of single-family units. In 1987, although single-family units comprised a lower percentage of New Jersey's total construction than they did in 1986, over 70% of all planned homebuilding was for single-family units.

As can be seen from Table 2, all types of construction declined in 1987. Although the number of single-family units authorized for construction decreased by almost 12% from the 1986 record breaking level of over 42,200 units, they remained the clear favorite of New Jersey homebuilders. The new federal tax law that took affect in 1987 which lessened the allowed levels of depreciation on rental units and maintained home ownership as a tax shelter, may have contributed to the declining number of five-or-more family type units planned in 1987.

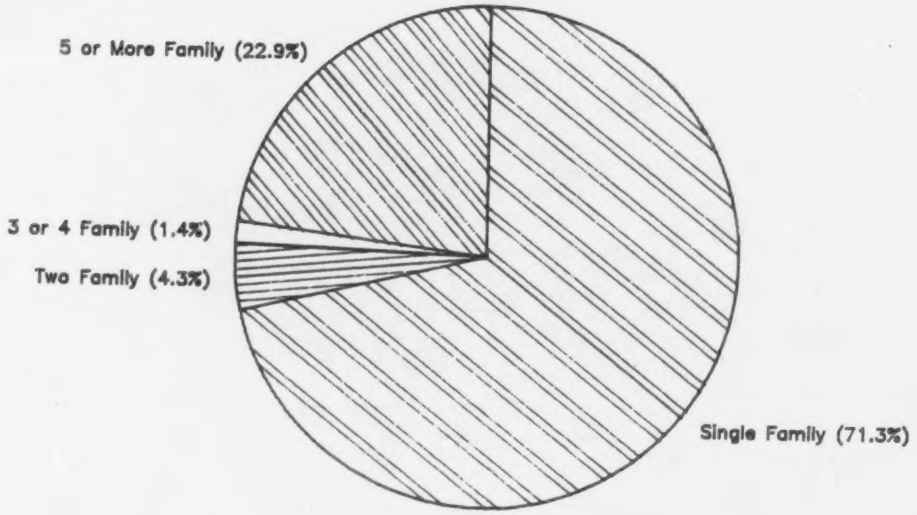
Table 2
TOTAL DWELLING UNITS AUTHORIZED BY TYPE: 1986 & 1987
NEW JERSEY

	1986		1987		Change: 1986 to 1987	
	Number	Percent	Number	Percent	Number	Percent
Total Units Authorized	57,074	100.0	50,325	100.0	(6,749)	(11.8)
Single Family Units	42,253	74.0	35,873	71.3	(6,380)	(15.1)
2 to 4 Family Units	2,933	5.1	2,174	4.3	(759)	(1.4)
5 or More Family Units	11,888	20.8	11,528	22.9	(360)	(3.0)

Note: Data in parenthesis represent negative changes.
Source: Office of Demographic and Economic Analysis, division of Planning and Research, New Jersey Department of Labor, New Jersey Residenial Building Permits, *Annual Summary*; 1986 and New Jersey Building Permits, *Annual Summary*, 1987.

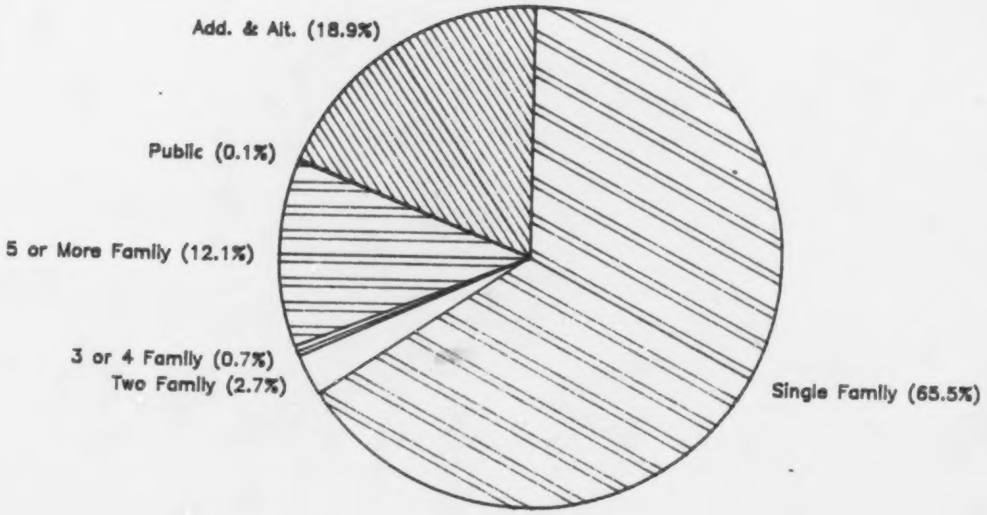
Graph 2
DWELLING UNITS AUTHORIZED BY TYPE

New Jersey: 1987



Graph 3
TOTAL CONSTRUCTION COSTS BY TYPE

New Jersey: 1987



RESIDENTIAL CONSTRUCTION COSTS

Expenditures on new housing and additions to existing dwellings reached an all-time high of $4.3 billion in 1987. The previous record of $4.2 billion set in 1986 was surpassed by 3.4%. New construction costs, estimated at $3.5 billion in 1987, were down from $3.6 billion in 1986 for a decrease of 1.8%.

Table 3
ANNUAL AVERAGE CONSTRUCTION COSTS OF DWELLING UNITS
NEW JERSEY: 1977 TO 1987

	Single-Family		5-or-More Family	
Year	$ Cost Per Unit	Percent Change	$ Cost Per Unit	Percent Change
1977	32,850		19,600	
1978	36,300	10.5	23,450	19.6
1979	42,350	16.7	25,700	9.6
1980	51,600	21.8	34,600	34.6
1981	54,900	6.4	39,100	13.0
1982	54,000	(1.6)	34,400	(12.0)
1983	56,800	5.2	37,700	9.6
1984	58,700	3.3	34,400	(8.8)
1985	62,600	6.6	44,900	30.5
1986	69,200	10.5	47,100	4.9
1987	80,450	16.3	44,950	(4.6)
	10 Year Average	9.6		9.6

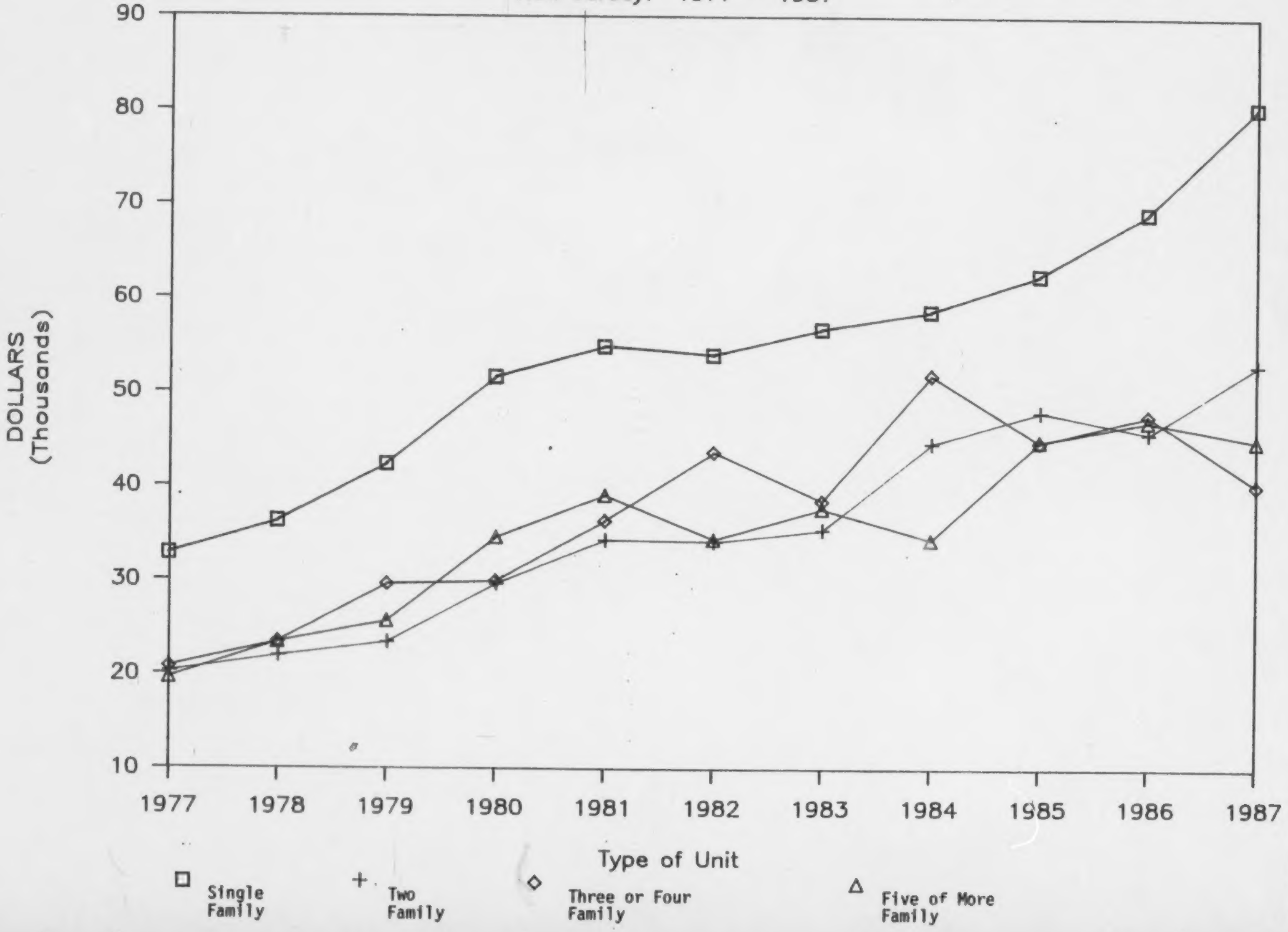
Note: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

Spending on additions and alterations to existing structures was valued at $805 million in 1987, a new record. From 1960 to 1973, the estimated total costs for additions and alterations never exceeded 15% of total expenditures. However, during the 1974-1975 recessionary periods, costs for additions and alterations accounted for approximately 23% of total costs. Between the recessions of the mid 1970s and 1980, this percentage dropped as low as 16%, but rose to 25% in 1980, 1981 and 1982. It was not until 1984 that only 15% of all costs were for additions and alterations and in 1985 and 1986 less than 15% of all costs were

Graph 4

AVERAGE CONSTRUCTION COST BY TYPE

New Jersey: 1977 – 1987



for additions and alterations. In 1987, however, the percentage of all costs that were for additions and alterations rose to 19%.

Estimated average construction costs for single-family and five-or-more family units from 1977 to 1987 are shown in Table 3. The 1987 average cost of construction of construction for a single-family home exceeded all previous years at $80,450 and represented an increase of 16.3% from 1986. The average cost of construction for five-or-more family units decreased by 4.6% from $47,100 in 1986 to $44,950 in 1987.

PLANNED HOMEBUILDING BY COUNTY

Table 4 displays the total number of dwelling units authorized by county for 1986 and 1987. As can be seen from the table, the geographic distribution of planned residential construction in 1987 was similar to the pattern in 1986. Six counties accounted for one-half of all dwelling units authorized for construction in 1987. They were Ocean, Monmouth, Burlington, Middlesex, Bergen and Atlantic counties. Ocean County authorized 7,300 dwelling units making it the state's leading homebuilding center in 1987 followed by Monmouth which also ranked second in 1986 and Burlington which ranked fifth in 1986. Although Ocean County led the state for the second straight year, its total number of dwelling units authorized declined by 1,100. Similarly, a total of 12 out of the state's 21 counties showed decreases from their 1986 levels.

Those counties showing the most improvement over the previous year were Hudson (70% increase), Atlantic (35% increase) and Gloucester (30% increase). Hudson County, which exhibited an over-the-year decrease in 1986, registered the second largest over-the year increase in real numbers and the largest over-the year percent increase in 1987. This is due primarily to planned development along the Jersey City waterfront.

The counties with the least dwelling units authorized in 1987 tended to be either located in the southwestern part of the state (Salem and Cumberland) or densely populated counties (Union) as they did in 1986. All three of these counties did, however, show a 1986 to 1987 increase in the number of dwelling units planned.

County building permit activity is further detailed in Table 5 and Graph 5 which show the number of dwelling units authorized by type. As shown, the counties ranking highest in total planned construction tended to be the counties with the most single-family units authorized. However, Atlantic, Bergen and Burlington counties, which ranked high in 1987 in both total and single-family units, authorized smaller than the state average of

71% in single-family dwellings planned. Approximately 53% of Atlantic County's planned units were single-family while only 40 %

Table 4
TOTAL DWELLING UNITS AUTHORIZED BY COUNTY: 1986 & 1987
NEW JERSEY

	1986		1987		Change: 1986 to 1987	
	Number	Percent	Number	Percent	Number	Percent
NEW JERSEY	57,074	100.0	50,325	100.0	(6,749)	(11.8)
Atlantic	2,453	4.3	3,333	6.6	880	35.9
Bergen	3,404	6.0	3,574	7.1	170	5.0
Burlington	4,254	7.5	3,944	7.8	(310)	(7.3)
Camden	2,435	4.3	2,579	5.1	144	5.9
Cape May	1,851	3.2	2,072	4.1	221	11.9
Cumberland	287	0.5	601	1.2	314	109.4
Essex	1,259	2.2	1,010	2.0	(249)	(19.8)
Gloucester	1,832	3.2	2,377	4.7	545	29.7
Hudson	1,108	1.9	1,802	3.6	694	62.6
Hunterdon	2,177	3.8	1,492	3.0	(685)	(31.5)
Mercer	3,607	6.3	1,742	3.5	(1,865)	(51.7)
Middlesex	5,458	9.6	3,914	7.8	(1,544)	(28.3)
Monmouth	5,896	10.3	4,247	8.4	(1,649)	(28.0)
Morris	2,687	4.7	2,463	4.9	(224)	(8.3)
Ocean	8,469	14.8	7,300	14.5	(1,169)	(13.8)
Passaic	1,388	2.4	1,229	2.4	(159)	(11.5)
Salem	238	0.4	271	0.5	33	13.9
Somerset	4,764	8.3	3,112	6.2	(1,652)	(34.7)
Sussex	1,804	3.2	1,532	3.0	(272)	(15.1)
Union	589	1.0	751	1.5	162	27.5
Warren	1,114	2.0	980	1.9	(134)	(12.0)

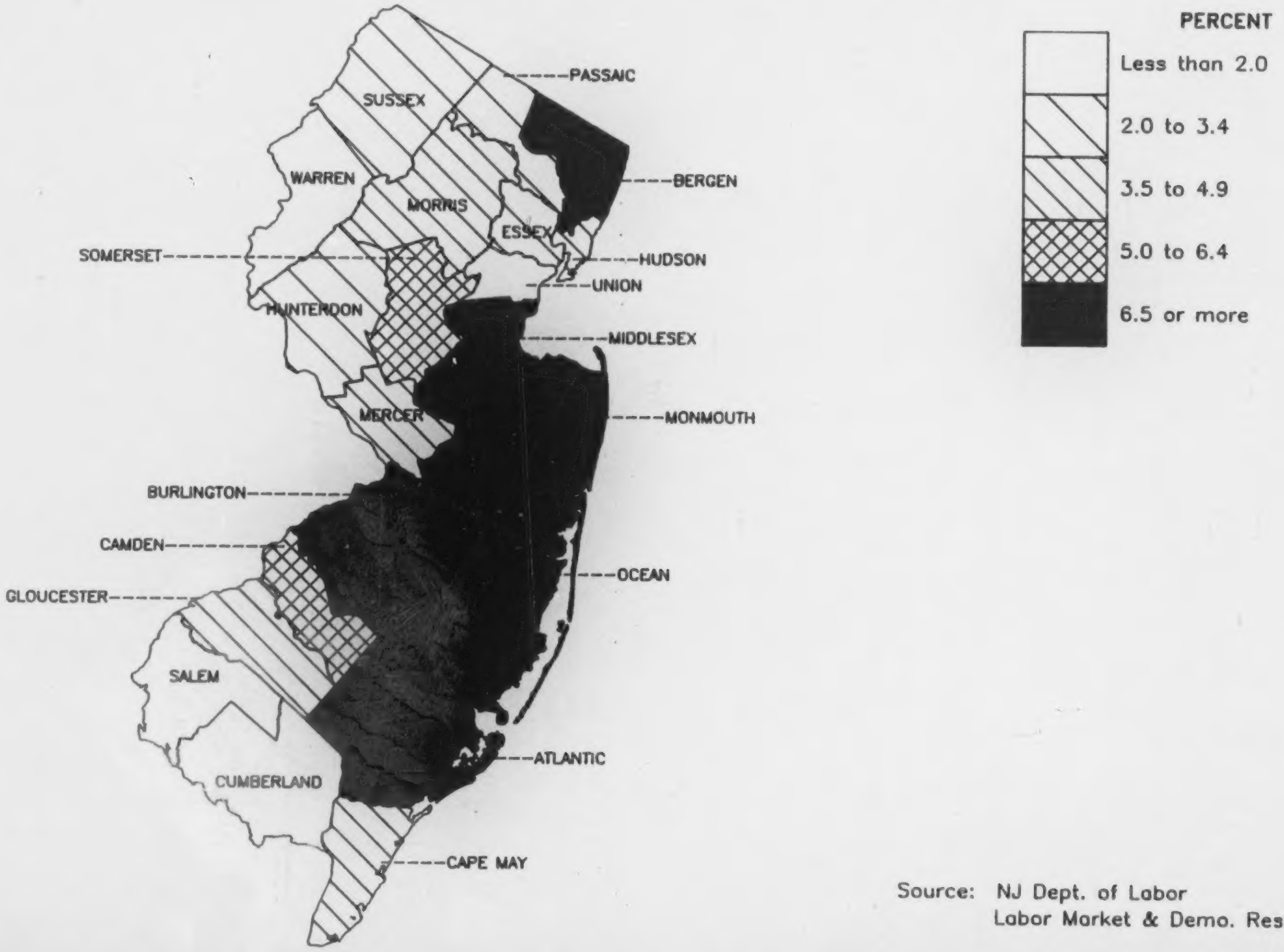
Note: Data in parenthesis represent negative changes.

of Bergen County's were single-family and about 67% of Burlington Counties authorized residential construction was single-family. On the other hand, in six counties, 80% or more of all planned residential units in 1987 were single-family dwellings. These counties tended to be more suburban in nature than others, e.g. Salem (82%) in the Southwest; Monmouth (88%), Morris (86%), Ocean (85%) and Somerset (82%) in the central part of the state; and the traditionally less densely settled area of Sussex (94%).

A couple of counties had fairly high proportions of two,-three-, and four- family units. Cape May had the highest proportion at 33% followed by Hudson County at 23%. Following the pat-

NEW JERSEY RESIDENTIAL UNITS AUTHORIZED

PERCENT DISTRIBUTION BY COUNTY: 1987


PASSAIC
SUSSEX
BERGEN
WARREN
MORRIS
ESSEX
SOMERSET
HUDSON
UNION
HUNTERDON
MIDDLESEX
MERCER
MONMOUTH
BURLINGTON
CAMDEN
OCEAN
GLOUCESTER
SALEM
ATLANTIC
CUMBERLAND
CAPE MAY
PERCENT
Less than 2.0
2.0 to 3.4
3.5 to 4.9
5.0 to 6.4
6.5 or more

Source: NJ Dept. of Labor
Labor Market & Demo. Research

tern of 1985 and 1986, over half of the total 690 units of this type in Cape May County were authorized in Ocean City and about one-third were authorized in Sea Isle City. In Hudson County, over one-half of these units were planned in Jersey City.

Table 5
DWELLING UNITS AUTHORIZED BY TYPE BY COUNTY: 1987
NEW JERSEY

	Type of Unit				
	Total	Single Family	Two Family	Three or Four Family	Five or More Family
NEW JERSEY	50,325	35,873	2,174	717	11,528
Atlantic	3,333	1,785	80	22	1,446
Bergen	3,574	1,439	292	38	1,805
Burlington	3,944	2,644	4	28	1,268
Camden	2,579	2,046	50	12	471
Cape May	2,072	1,068	654	44	306
Cumberland	601	456	36	9	100
Essex	1,010	759	42	34	175
Gloucester	2,377	1,841	18	10	508
Hudson	1,802	117	384	35	1,266
Hunterdon	1,492	1,047	0	0	445
Mercer	1,742	1,346	0	0	396
Middlesex	3,914	2,891	66	111	846
Monmouth	4,247	3,732	22	31	461
Morris	2,463	2,120	50	4	257
Ocean	7,300	6,171	148	206	775
Passaic	1,229	948	72	14	195
Salem	271	223	0	0	48
Somerset	3,112	2,556	18	99	439
Sussex	1,532	1,446	54	6	26
Union	751	505	182	10	54
Warren	980	733	2	4	241

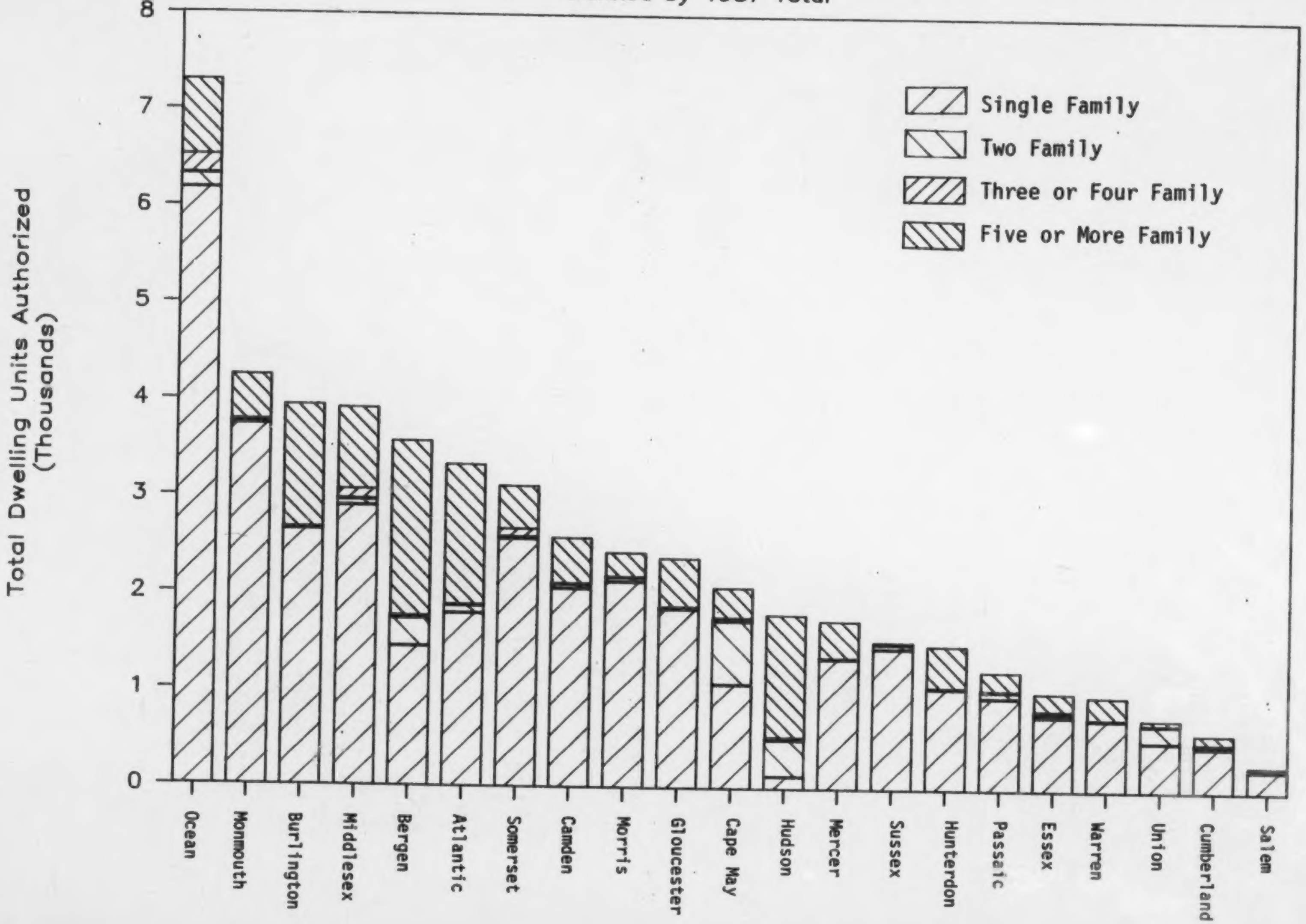
Note: 1. Data in parenthesis represent negative changes.

Four counties -- Atlantic, Bergen, Burlington and Hudson -- authorized at least 1,000 five-or-family units each in 1987. In these counties, the municipalities with the largest number of five-or-more family units ranked in the top 25 municipalities in the state in planned residential construction.

Graph 5

DWELLING UNITS AUTHORIZED BY TYPE BY COUNTY: 1987

Ranked by 1987 Total



The top 25 municipalities in planned homebuilding in 1987 are listed in Table 6. Not surprisingly, 13 of these are in the six highest ranking counties in planned homebuilding in the state. Seven of the top 25 municipalities were in Ocean County, the highest ranking county in the state. Four municipalities authorized in excess of 1,000 dwelling units, with Washington Township being the leader at 1,140; in 1986, nine municipalities planned at least 1,000 units. Of the ten highest ranking municipalities in 1986, eight were in the top 25 in 1987. They were Mount Laurel, Evesham, Franklin, West Windsor, Dover, Jackson, Berkeley and Brick Townships. In 1987, only one municipality, Berkeley Township, planned over 1,000 single-family units. Jersey City led the state in authorizations of five-or-more family units at 719.

DEMOLITIONS

Approximately 2.5% fewer dwelling units were authorized for demolition in 1987 than in 1986. In 1987, 2,871 units were planned to be demolished and 1,585 of these were single-family homes. Over twice as many five-or-more family units were planned for demolition in 1987 (736) than in 1986 (270). Approximately 80% of the five-or-more family units planned to be demolished demolished in 1987 were in Newark. These data are shown in Table 7.

Total planned residential demolitions for New Jersey's 21 counties are shown in Table 15, while these data for municipalities are provided in Table 16. Essex County ranked first in 1987 demolitions as it did in 1986 and 1985 -- 675, 674 and 830 respectively. Within Essex County 87% of all demolitions were in Newark. Cape May County ranked second with 434 planned demolitions of which 260 were in Ocean City. Ranking third was Bergen County at 389 dwelling units authorized for demolition with 48 in Hackensack and 40 in Fort Lee.

Table 6
DWELLING UNITS AUTHORIZED BY TYPE BY MUNICIPALITY: 1987
TOP 25 MUNICIPALITIES

				Type of Unit			
		(County)	Total	Single Family	Two Family	Three or Four Family	Five or More Family
1	Washington Twp.	(Gloucester)	1,140	717	0	0	423
2	Lakewood Twp.	(Ocean)	1,115	423	52	129	511
3	Berkeley Twp.	(Ocean)	1,113	1,091	10	0	12
4	Mount Laurel Twp.	(Burlington)	1,002	341	0	0	661
5	Jersey City	(Hudson)	967	0	218	10	739
6	Galloway Twp.	(Atlantic)	955	350	0	0	605
7	Evesham Twp.	(Burlington)	922	538	0	12	372
8	Dover Twp.	(Ocean)	841	787	2	0	52
9	Mahwah Twp.	(Bergen)	768	265	0	0	503
10	Tinton Falls Borough	(Monmouth)	722	722	0	0	0
11	Brick Twp.	(Ocean)	694	694	0	4	0
12	Manchester Twp.	(Ocean)	690	690	0	0	0
13	Franklin Twp.	(Somerset)	685	353	6	8	318
14	Raritan Twp.	(Hunterdon)	682	364	0	0	318
15	Bridgewater Twp.	(Somerset)	679	539	0	19	121
16	Bedminster Twp.	(Somerset)	635	635	0	0	0
17	Gloucester Twp.	(Camden)	620	482	50	8	80
18	Vorhees Twp.	(Camden)	587	393	0	4	190
19	West Windsor Twp.	(Mercer)	556	400	0	0	156
20	Jackson Twp.	(Ocean)	528	528	0	0	0
21	Winslow Twp.	(Camden)	526	340	0	0	186
22	Little Egg Harbor Twp.	(Ocean)	510	317	42	52	99
23	Freehold Twp.	(Monmouth)	501	205	0	8	288
24	Lower Twp.	(Cape May)	482	241	8	17	216
25	Ocean City	(Cape May)	459	74	382	3	0

Table 7
DWELLING UNITS AUTHORIZED FOR DEMOLITION
New Jersey: 1986 & 1987

Type of Dwelling	Number of Units		Change: 1986-1987	
	1986	1987	Number	Percent
Single-Family	1,684	1,585	(99)	(6.5)
Two-Family	528	421	(107)	(20.3)
Three-or-Four Family	461	127	(334)	(72.5)
Five or More Family	270	736	466	172.6
Total	2,943	2,871	(72)	(2.8)

Note: Data in parenthesis represent negative changes.

SECTION II

Dwelling Units Authorized by Building Permits

Statistical Section

TABLE 8
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY: 1960-1987

		DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
			Private						New Buildings		
Year	Munici-palities Reported*	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	Additions & Alterations ($000's)
1960	567	41,166	30,690	2,570	599	6,244	1,063	558,591	497,534		61,057
1961	567	46,963	29,555	2,784	733	10,525	3,366	622,482	553,029		69,453
1962	567	46,655	29,025	2,638	790	13,708	494	618,663	549,825		68,838
1963	567	54,488	28,685	3,036	891	21,191	685	681,597	608,860		72,937
1964	567	68,078	27,673	2,889	1,014	35,284	1,218	778,540	704,809		73,731
1965	567	64,933	30,675	3,684	822	28,040	1,712	804,151	727,586		76,565
1966	567	50,163	23,868	2,830	1,883	19,258	2,324	665,653	588,874		76,779
1967	563	46,958	24,380	2,338	1,092	17,412	1,736	652,963	572,646		80,317
1968	563	43,661	23,781	2,586	705	14,040	2,549	680,816	597,980		82,836
1969	559	37,887	21,030	2,814	787	12,854	402	661,820	562,616		99,204
1970	561	39,897	19,571	2,102	713	16,789	722	702,116	599,034		103,082
1971	559	58,040	28,424	2,912	1,098	24,589	1,017	990,471	876,144		114,327
1972	561	65,539	29,602	3,648	1,383	30,309	597	1,200,400	1,051,068	11,362	137,970
1973	560	52,145	27,851	2,322	1,138	20,376	458	1,187,837	1,023,498	7,008	157,331
1974	557	25,878	14,994	1,344	336	8,695	509	764,704	576,942	11,349	176,413
1975	553	23,215	15,720	1,220	502	5,523	250	751,581	569,962	4,139	177,480
1976	562	32,528	20,551	1,974	521	8,644	838	1,033,733	811,850	20,582	201,300
1977	561	34,887	23,689	1,808	459	8,220	711	1,206,053	981,888	17,043	207,122
1978	560	39,058	27,672	2,142	617	7,583	1,044	1,503,974	1,235,273	27,557	241,143
1979	564	34,908	22,759	1,906	618	8,845	780	1,575,051	1,250,796	23,557	300,698
1980	564	22,257	14,663	1,594	316	5,137	547	1,354,770	989,194	20,890	344,686
1981	563	21,293	12,479	1,380	383	6,528	523	1,367,786	998,421	23,710	345,656
1982	564	21,404	13,390	916	339	6,556	203	1,322,698	994,463	9,231	319,004
1983	562	36,791	23,674	1,404	685	10,529	499	2,257,908	1,816,362	21,293	420,253
1984	564	43,925	30,401	1,622	501	10,937	464	2,678,872	2,258,424	15,982	404,466
1985	564	55,015	37,475	1,954	1,070	14,026	490	3,659,843	3,119,489	19,697	520,657
1986	565	57,074	42,253	2,360	529	11,680	252	4,243,707	3,608,121	10,083	625,503
1987	567	50,325	35,873	2,174	717	11,528	33	4,347,784	3,540,508	2,105	805,172

NOTES:
1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.

TABLE 9
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY: 1972-1987

	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
Year	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Single Family ($000's)	Two Family ($000's)	3 or 4 Family ($000's)	5 or More Family ($000's)	Public ($000's)
1972	65,539	29,602	3,648	1,383	30,309	597	1,062,430	651,422	45,339	16,746	337,541	11,362
1973	52,145	27,851	2,322	1,138	20,376	458	1,030,506	674,822	34,436	13,833	300,407	7,008
1974	25,878	14,994	1,344	336	8,695	509	588,291	411,507	22,442	4,884	138,108	11,349
1975	23,215	15,720	1,220	502	5,523	250	574,101	456,272	25,206	7,684	80,799	4,139
1976	32,528	20,551	1,974	521	8,644	838	832,433	633,690	37,180	9,186	131,795	20,582
1977	34,887	23,689	1,808	459	8,220	711	998,931	777,928	36,317	9,537	158,105	17,043
1978	39,058	27,672	2,142	617	7,583	1,044	1,262,831	1,004,309	46,640	9,645	174,679	27,557
1979	34,908	22,759	1,906	618	8,845	780	1,274,353	963,843	44,472	18,303	224,179	23,557
1980	22,257	14,663	1,594	316	5,137	547	1,010,084	756,800	47,017	9,459	175,918	20,890
1981	21,293	12,479	1,380	383	6,528	523	1,022,130	685,303	47,173	13,931	252,014	23,710
1982	21,404	13,390	916	339	6,556	203	1,003,694	724,321	30,828	14,799	224,515	9,231
1983	36,791	23,674	1,404	685	10,529	499	1,837,655	1,345,324	49,599	26,352	395,087	21,293
1984	43,925	30,401	1,622	501	10,937	464	2,274,406	1,784,317	72,218	25,990	375,899	15,982
1985	55,015	37,475	1,954	1,070	14,026	490	3,139,186	2,345,945	93,609	47,899	632,036	19,697
1986	57,074	42,253	2,360	529	11,680	252	3,618,204	2,922,848	107,109	25,708	552,456	10,083
1987	50,325	35,873	2,174	717	11,528	33	3,549,963	2,886,563	114,952	28,861	517,482	2,105

NOTES:
1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.
3. Excludes cost of additions and alterations; total cost of residential construction is less than in table 10.

TABLE 10
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS BY MONTH
NEW JERSEY: 1987

	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		
Month	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	Additions & Alterations ($000's)
January	2,677	1,942	150	48	537	0	206,207	225,352	---	38,671
February	2,560	1,929	120	28	483	0	194,432	158,581	---	35,851
March	3,797	2,640	154	9	994	0	310,126	251,733	---	58,393
April	3,362	2,577	146	33	606	0	298,544	235,912	---	62,632
May	3,423	2,628	168	50	577	0	318,824	258,443	---	60,381
June	4,553	3,057	180	42	1,274	0	390,397	317,003	---	73,394
July	3,442	2,603	108	47	652	32	305,448	240,089	2,000	63,359
August	2,890	1,829	112	131	818	0	263,936	212,227	---	51,709
September	3,498	2,751	198	105	414	0	309,508	251,726	---	57,782
October	3,326	2,252	196	35	843	0	332,635	245,595	---	77,040
November	2,805	1,883	246	43	633	0	246,701	200,926	---	45,775
December	3,022	2,278	186	27	531	0	300,879	247,587	---	53,292
Sub-Total	39,355	28,369	1,964	598	8,392	32	3,477,637	2,845,174	2,000	678,279
Undistributed*	10,970	5,504	210	119	3,136	1	877,498	704,789	105	126,893
Total	50,325	35,873	2,174	717	11,528	33	4,355,135	3,549,963	2,105	805,172

NOTE: * Information received too late for tabulation on a monthly basis.

TABLE 11
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1987

	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		
County	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	Additions & Alterations ($000's)
NEW JERSEY	50,325	35,873	2,174	717	11,528	33	4,347,784	3,540,508	2,105	805,172
Atlantic	3,333	1,758	80	22	1,446	0	185,980	170,753	---	15,227
Bergen	3,574	1,439	292	38	1,805	0	444,607	293,791	---	150,816
Burlington	3,944	2,644	4	28	1,268	0	227,461	210,958	---	16,503
Camden	2,579	2,046	50	12	471	0	148,250	130,620	---	17,630
Cape May	2,072	1,068	654	44	306	0	154,071	131,756	---	22,315
Cumberland	601	456	36	9	100	0	40,639	33,213	---	7,426
Essex	1,010	759	42	34	175	0	159,857	91,003	---	68,854
Gloucester	2,377	1,841	18	10	508	0	134,337	122,303	---	12,034
Hudson	1,802	117	384	35	1,266	0	157,884	116,951	---	40,933
Hunterdon	1,492	1,047	0	0	445	0	154,751	136,856	---	17,895
Mercer	1,742	1,346	0	0	396	0	144,300	124,910	---	19,390
Middlesex	3,914	2,891	66	111	846	0	317,046	273,709	---	43,337
Monmouth	4,247	3,732	22	31	461	1	470,639	377,408	105	93,126
Morris	2,463	2,120	50	4	257	32	343,349	272,210	2,000	69,139
Ocean	7,300	6,171	148	206	775	0	550,133	473,742	---	76,391
Passaic	1,229	948	72	14	195	0	120,964	80,692	---	40,272
Salem	271	223	0	0	48	0	20,367	16,894	---	3,473
Somerset	3,112	2,556	18	99	439	0	244,499	218,837	---	25,662
Sussex	1,532	1,446	54	6	26	0	142,582	127,112	---	15,470
Union	751	505	182	10	54	0	95,004	53,915	---	41,089
Warren	980	733	2	4	241	0	91,064	82,874	---	8,190

NOTE: Public housing includes two, 3 or 4, and 5 or more family type units.

TABLE 12
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY COUNTIES: 1987

	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
County	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Single Family ($000's)	Two Family ($000's)	3 or 4 Family ($000's)	5 or More Family ($000's)	Public ($000's)
New Jersey	50,325	35,873	2,174	717	11,528	33	3,549,963	2,886,563	114,952	28,861	517,482	2,105
Atlantic	3,333	1,785	80	22	1,446	0	170,754	108,578	5,379	1,845	54,952	---
Bergen	3,574	1,439	292	38	1,805	0	293,790	175,379	19,209	2,604	96,598	---
Burlington	3,944	2,644	4	28	1,268	0	210,938	174,951	122	827	35,038	---
Camden	2,579	2,046	50	12	471	0	130,620	115,913	956	417	13,334	---
Cape May	2,072	1,068	654	44	306	0	139,126	76,708	41,111	2,701	18,606	---
Cumberland	601	456	36	9	100	0	33,214	24,622	1,767	405	6,420	---
Essex	1,010	759	42	34	175	0	91,002	79,594	2,000	1,759	7,649	---
Gloucester	2,377	1,841	18	10	508	0	122,304	96,330	513	557	24,904	---
Hudson	1,802	117	384	35	1,266	0	116,951	6,833	16,876	1,843	91,399	---
Hunterdon	1,492	1,047	0	0	445	0	136,855	120,002	---	---	16,853	---
Mercer	1,742	1,346	0	0	396	0	124,911	109,436	---	---	15,475	---
Middlesex	3,914	2,891	66	111	846	0	273,709	236,659	2,365	4,575	30,110	---
Monmouth	4,247	3,732	22	31	461	1	377,513	349,260	1,114	1,760	25,274	105
Morris	2,463	2,120	50	4	257	32	274,210	257,609	4,125	125	10,351	2,000
Ocean	7,300	6,171	148	206	775	0	473,742	436,350	5,285	6,262	25,845	---
Passaic	1,229	948	72	14	195	0	80,691	66,721	3,669	551	9,750	---
Salem	271	223	0	0	48	0	16,895	15,745	---	---	1,150	---
Somerset	3,112	2,556	18	99	439	0	218,836	196,690	757	2,015	19,374	---
Sussex	1,532	1,446	54	6	26	0	127,112	121,745	2,462	130	2,775	---
Union	751	505	182	10	54	0	53,915	44,399	7,182	395	1,939	---
Warren	980	733	2	4	241	0	82,875	73,039	60	90	9,686	---

NOTES: 1. Public housing includes two, 3 or 4, and 5 or more family type units.
2. Excludes cost of additions and alterations; total cost of residential construction is less than in table 13.

TABLE 13
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1987

	Dwelling Units Authorized					Residential Demolitions	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1986	1987
Atlantic	3,333	1,785	80	22	1,446	135	106
Bergen	3,574	1,439	292	38	1,805	270	389
Burlington	3,944	2,644	4	28	1,268	51	42
Camden	2,579	2,046	50	12	471	205	55
Cape May	2,072	1,068	654	44	306	275	434
Cumberland	601	456	36	9	100	23	37
Essex	1,010	759	42	34	175	674	675
Gloucester	2,377	1,841	18	10	508	185	31
Hudson	1,802	117	384	35	1,266	190	138
Hunterdon	1,492	1,047	0	0	445	5	9
Mercer	1,742	1,346	0	0	396	70	62
Middlesex	3,914	2,891	66	111	846	84	47
Monmouth*	4,247*	3,733*	22	31	461	182	183
Morris*	2,463*	2,120	50	4	289*	52	73
Ocean	7,300	6,171	148	206	775	248	296
Passaic	1,229	948	72	14	195	119	111
Salem	271	223	0	0	48	12	15
Somerset	3,112	2,556	18	99	439	62	40
Sussex	1,532	1,446	54	6	26	19	27
Union	751	505	182	10	54	79	94
Warren	980	733	2	4	241	3	8
New Jersey*	50,325*	35,874*	2,174	717	11,560*	2,943	2,861

NOTE: * Includes public housing units. Statewide in 1987 there was 1 single family and 32 five or more family units. For details see the municipal listings of these specific counties on the following pages.

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS ATLANTIC COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Absecon City	39	39			1	3
Atlantic City	203	3		200	49	11
Brigantine City	309	163	70	76	30	37
Buena Borough	13	13			0	1
Buena Vista Township	32	32			1	1
Corbin City	3	3			1	0
Egg Harbor Township	418	173		245	4	8
Egg Harbor City	4	4			0	2
Estell Manor City	24	24			0	0
Folsom Borough	4	4			0	0
Galloway Township	955	350		605	0	0
Hamilton Township	455	455			4	0
Hammonton Town	97	97			5	3
Linwood City	92	31	19	42	0	0
Longport Borough	28	26	2		1	8
Margate City	50	41	3	6	12	7
Mullica Township	37	37			0	0
Northfield City	27	27			3	5
Pleasantville City	249	114		135	7	14
Port Republic City	13	13			0	1
Somers Point City	173	47		126	4	2
Ventnor City	103	84	8	11	8	4
Weymouth Township	5	5			5	0
Total	3,333	1,785	102	1,446	135	106

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BERGEN COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Allendale Borough	21	19			0	2
Alpine Borough	11	11			0	3
Bergenfield Borough	6	4	2		0	2
Bogota Borough	3	3			0	0
Carlstadt Borough	8	6	2		4	3
Cliffside Park Borough	52	10	24	18	40	28
Closter Borough	22	22			2	6
Cresskill Borough	16	16			5	1
Demarest Borough	11	11			1	5
Dumont Borough	4	4			0	8
East Rutherford Borough	38	18	8	12	3	1
Edgewater Borough	218	5	10	203	7	4
Elmwood Park Borough	64	3	31	30	1	10
Emerson Borough	12	10	2		2	0
Englewood City	108	106	2		0	5
Englewood Cliffs Borough	12	12			3	3
Fair Lawn Borough	28	28			1	9
Fairview Borough	76	35	14	27	6	20
Fort Lee Borough	316	94	34	188	40	40
Franklin Lakes Borough	48	48			19	6
Garfield City	50	4	26	20	3	14
Glen Rock Borough	49	49			0	2
Hackensack City	400	2	5	393	14	49
Harrington Park Borough	17	17			0	2
Hasbrouck Heights Borough	2	2			0	0
Haworth Borough	0				0	0
Hillsdale Borough	10	10			4	5
Ho-Ho-Kus Borough	10	10			1	1
Leonia Borough	5	3	2		0	0
Little Ferry Borough	8	4	4		6	10
Lodi Borough	53	13	28	12	1	17
Lyndhurst Township	100		18	82	11	1
Mahwah Township	768	265		503	11	22
Maywood Borough	12	6	6		1	2
Midland Park Borough	5	5			2	2
Montvale Borough	9	9			1	4
Moonachie Borough	3	3			0	0
New Milford Borough	19	11		8	1	1
North Arlington Borough	34	10	24		0	0
Northvale Borough	5	5			0	2
Norwood Borough	9	9			1	1
Oakland Borough	7	7			7	7

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS BERGEN COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Old Tappan Borough	48	27	4	17	0	0
Oradell Borough	6	6			1	1
Palisades Park Borough	50	1	44	5	18	10
Paramus Borough	20	20			0	0
Park Ridge Borough	89	73		16	0	8
Ramsey Borough	102	102			1	3
Ridgefield Borough	6	2	4		9	0
Ridgefield Park Village	6	4	2		1	16
Ridgewood Village	9	9			2	0
River Edge Borough	19	19			22	6
River Vale Township	26	26			0	0
Rochelle Park Township	1	1			3	0
Rockleigh Borough	2	2			0	0
Rutherford Borough	34	1		33	2	0
Saddle Brook Township	56	44	12		0	2
Saddle River Borough	31	31			4	10
South Hackensack Township	5	1	4		1	3
Teaneck Township	237	8		229	3	1
Tenafly Borough	13	11	2		3	8
Teterboro Borough	0				0	0
Upper Saddle River Borough	18	18			1	5
Waldwick Borough	8	4	4		2	1
Wallington Borough	6		6		4	3
Washington Township	8	8			1	0
Westwood Borough	34	25		9	2	6
Woodcliff Lake Borough	7	7			1	1
Wood-Ridge Borough	22	18	4		1	3
Wyckoff Township	62	62			0	4
Total	3,574	1,439	330	1,805	270	389

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS BURLINGTON COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Bass River Township	7	7			0	1
Beverly City	2	2			0	0
Bordentown City	9	1	8		0	0
Bordentown Township	183	183			1	0
Burlington City	34	34			1	2
Burlington Township	115	115			0	0
Chesterfield Township	44	44			1	0
Cinnaminson Township	43	30		13	1	2
Delanco Township	14	14			0	0
Delran Township	11	11			1	1
Eastampton Township	106	91	8	7	3	1
Edgewater Park Township	2	2			0	0
Evesham Township	922	538	12	372	1	4
Fieldsboro Borough	2	2			0	0
Florence Township	24	24			0	2
Hainesport Township	12	12			0	0
Lumberton Township	325	117		208	3	2
Mansfield Township	226	226			0	0
Maple Shade Township	12	12			3	7
Medford Township	178	176	2		1	4
Medford Lakes Borough	4	4			0	0
Moorestown Township	122	122			0	0
Mount Holly Township	7			7	9	0
Mount Laurel Township	1,002	341		661	8	0
New Hanover Township	2	2			1	0
North Hanover Township	43	43			0	0
Palmyra Borough	36	36			0	2
Pemberton Borough	1	1			2	0
Pemberton Township	104	104			7	4
Riverside Township	14	12	2		0	0
Riverton Borough	1	1			0	0
Shamong Township	53	53			0	0
Southampton Township	119	119			2	3
Springfield Township	31	31			3	0
Tabernacle Township	76	76			1	1
Washington Township	1	1			0	1
Westampton Township	40	40			0	0
Willingboro Township	8	8			2	5
Woodland Township	9	9			0	0
Wrightstown Borough	0		0		0	0
Total	3,944	2,644	32	1,268	55	42

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS CAMDEN COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Audubon Borough	4	4			2	2
Audubon Park Borough	0				0	0
Barrington Borough	2	2			0	1
Bellmawr Borough	5	5			2	0
Berlin Borough	8	8			0	6
Berlin Township	49	49			0	3
Brooklawn Borough	2	2			0	0
Camden City	1	1			168	0
Cherry Hill Township	356	341		15	6	0
Chesilhurst Borough	0				0	1
Clementon Borough	10	10			0	0
Collingswood Borough	1	1			1	1
Gibbsboro Borough	3	3			1	0
Gloucester City	7	7			8	3
Gloucester Township	620	482	58	80	6	8
Haddon Township	3	3			0	0
Haddonfield Borough	9	9			0	0
Haddon Heights Borough	5	5			0	2
Hi-Nella Borough	0				0	0
Laurel Springs Borough	2	2			0	0
Lawnside Borough	16	16			0	0
Lindenwold Borough	11	11			1	3
Magnolia Borough	5	5			0	0
Merchantville Borough	1	1			0	0
Mount Ephraim Borough	2	2			0	0
Oaklyn Borough	32	32			1	0
Pennsauken Township	56	56			2	5
Pine Hill Borough	17	17			0	0
Pine Valley Borough	1	1			0	0
Runnemede Borough	6	6			0	0
Somerdale Borough	7	7			0	1
Stratford Borough	1	1			0	0
Tavistock Borough	0				0	0
Voorhees Township	587	393	4	190	4	3
Waterford Township	224	224			0	0
Winslow Township	526	340		186	3	17
Woodlynne Borough	0				0	0
Total	2,579	2,046	62	471	205	55

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS CAPE MAY COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Avalon Borough	175	93	62	20	29	39
Cape May City	75	37	4	34	5	3
Cape May Point Borough	7	7			0	0
Dennis Township	119	119			3	2
Lower Township	482	241	25	216	1	8
Middle Township	252	250	2		2	8
North Wildwood City	34		10	24	11	11
Ocean City	459	74	385		158	260
Sea Isle City	237	31	206		17	58
Stone Harbor Borough	24	20	4		22	7
Upper Township	178	178			5	1
West Cape May Borough	10	10			0	0
West Wildwood Borough	2	2			10	4
Wildwood City	15	3		12	12	33
Wildwood Crest Borough	0				0	0
Woodbine Borough	3	3			0	0
Total	2,072	1,068	698	306	275	434

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS CUMBERLAND COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Bridgeton City	5	5			2	0
Commercial Township	4	4			2	5
Deerfield Township	30	30			0	0
Downe Township	8	8			0	0
Fairfield Township	11	11			5	2
Greenwich Township	1	1			0	0
Hopewell Township	23	23			0	0
Lawrence Township	9	9			0	0
Maurice River Township	20	20			1	2
Millville City	114	99	15		5	3
Shiloh Borough	0				0	0
Stow Creek Township	10	10			0	0
Upper Deerfield Township	31	31			0	0
Vineland City	335	205	30	100	8	25
Total	601	456	45	100	23	37

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS ESSEX COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Belleville Township	110	3	14	93	8	10
Bloomfield Township	29	10	4	15	2	7
Caldwell Borough Township	55	55			0	0
Cedar Grove Township	22	22			2	1
East Orange City	24	24			18	11
Essex Fells Township	1	1			0	2
Fairfield Township	18	18			2	4
Glen Ridge Township	0				0	0
Irvington Township	13	11	2		21	30
Livingston Township	35	35			7	5
Maplewood Township	2		2		0	4
Millburn Township	3	3			0	1
Montclair Township	38	34	4		2	0
Newark City	184	129	34	21	586	586
North Caldwell Township	93	85	8		2	0
Nutley Township	58	8	4	46	4	8
Orange City Township	23	21	2		12	1
Roseland Borough	9	9			0	1
South Orange Village Township	105	103	2		4	3
Verona Borough Township	5	5			0	0
West Caldwell Township	4	4			0	0
West Orange Township	179	179			4	1
Total	1,010	759	76	175	674	675

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS GLOUCESTER COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Clayton Borough	24	24			118	1
Deptford Township	196	196			23	2
East Greenwich Township	42	42			0	0
Elk Township	50	50			1	0
Franklin Township	103	99	4		7	2
Glassboro Borough	50	46	4		9	2
Greenwich Township	15	15			0	0
Harrison Township	80	78	2		3	2
Logan Township	110	110			2	0
Mantua Township	125	123	2		0	3
Monroe Township	300	218	10	72	3	6
National Park Borough	8	8			0	1
Newfield Borough	9	9			0	0
Paulsboro Borough	3	3			1	2
Pitman Borough	13	5		8	0	2
South Harrison Township	24	24			0	0
Swedesboro Borough	7	2		5	12	0
Washington Township	1,140	717		423	0	0
Wenonah Borough	7	7			1	0
West Deptford Township	17	17			1	7
Westville Borough	3	3			1	0
Woodbury City	10	4	6		1	0
Woodbury Heights Borough	9	9			1	0
Woolwich Township	32	32			0	1
Total	2,377	1,841	28	508	185	31

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
HUDSON COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Bayonne City	106	2	58	46	19	11
East Newark Borough	0				0	0
Guttenberg Town	48	9	2	37	2	4
Harrison Town	50		12	38	0	6
Hoboken City	189		6	183	15	10
Jersey City	967		228	739	123	90
Kearny Town	76	8	8	60	2	0
North Bergen Township	115	27	46	42	9	10
Secaucus Town	87	28	11	48	5	5
Union City	102	43		59	15	0
Weehawken Township	8		2	6	0	0
West New York Town	54		46	8	0	2
Total	1,802	117	419	1,266	190	138

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS HUNTERDON COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Alexandria Township	56	56			1	0
Bethlehem Township	18	18			0	0
Bloomsbury Borough	3	3			0	1
Califon Borough	1	1			0	0
Clinton Town	2	2			0	0
Clinton Township	125	125			4	5
Delaware Township	37	37			0	0
East Amwell Township	35	35			0	0
Flemington Borough	1	1			0	0
Franklin Township	16	16			0	0
Frenchtown Borough	2	2			0	0
Glen Gardner Borough	53	9		44	0	0
Hampton Borough	6	6			0	0
High Bridge Borough	6	6			0	0
Holland Township	58	58			0	1
Kingwood Township	48	48			0	0
Lambertville City	11	11			0	0
Lebanon Borough	8	8			0	0
Lebanon Township	49	49			0	0
Milford Borough	2	2			0	0
Raritan Township	682	364		318	0	0
Readington Township	91	86		5	0	1
Stockton Borough	3	3			0	0
Tewksbury Township	56	56			0	0
Union Township	114	36		78	0	1
West Amwell Township	9	9			0	0
Total	1,492	1,047		445	5	9

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS MERCER COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
East Windsor Township	10	10			4	9
Ewing Township	302	62		240	0	1
Hamilton Township	98	98			16	7
Hightstown Borough	5	5			0	0
Hopewell Borough	7	7			0	0
Hopewell Township	108	108			8	6
Lawrence Township	353	353			1	3
Pennington Borough	30	30			0	0
Princeton Borough	0				0	0
Princeton Township	42	42			1	0
Trenton City	34	34			33	32
Washington Township	197	197			2	2
West Windsor Township	556	400		156	5	2
Total	1,742	1,346		396	70	62

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS MIDDLESEX COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Carteret Borough	47	43	4		4	0
Cranbury Township	22	22			4	1
Dunellen Borough	8	8			0	0
East Brunswick Township	398	398			0	3
Edison Township	432	169	80	183	20	0
Helmetta Borough	237	1		236	0	0
Highland Park Borough	93	4		89	1	2
Jamesburg Borough	73	73			1	1
Metuchen Borough	20	8	12		13	0
Middlesex Borough	59	57	2		1	1
Milltown Borough	63	63			0	0
Monroe Township	337	283	38	16	0	0
New Brunswick City	141	137	4		13	23
North Brunswick Township	231	205		26	0	0
Old Bridge Township	304	304			2	3
Perth Amboy City	10	8	2		10	6
Piscataway Township	94	94			5	5
Plainsboro Township	295	295			0	0
Sayreville Borough	356	178	8	170	5	1
South Amboy City	4	4			0	0
South Brunswick Township	423	423			0	0
South Plainfield Borough	40	28	12		3	1
South River Borough	16	11	5		0	1
Spotswood Borough	54	38	4	12	2	0
Woodbridge Township	157	37	6	114	0	0
Total	3,914	2,891	177	846	84	47

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS MONMOUTH COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Aberdeen Township	110	110			3	2
Allenhurst Borough	0				0	0
Allentown Borough	4	2	2		0	6
Asbury Park City	13	7	6		3	0
Atlantic Highlands Borough	62	10	12	40	0	1
Avon-by-the-Sea Borough	0				0	0
Belmar Borough	8	2	6		1	0
Bradley Beach Borough	44	5	4	35	0	0
Brielle Borough	11	11			0	0
Colts Neck Township	72	72			1	6
Deal Borough	4	4			0	0
Eatontown Borough	43	43			2	3
Englishtown Borough	66	66			0	0
Fair Haven Borough	50	50			0	0
Farmingdale Borough	20	20			1	0
Freehold Borough	15	15			4	9
Freehold Township	501	205	8	288	7	8
Hazlet Township	54	54			3	10
Highlands Borough	24	24			2	0
Holmdel Township	81	81			6	1
Howell Township	339	339			19	28
Interlaken Borough	0				0	0
Keansburg Borough	79	76	3		24	20
Keyport Borough	142	34	10	98	2	3
Little Silver Borough	54	54			0	0
Loch Arbour Village	0				0	0
Long Branch City*	63*	63*			40	30
Manalapan Township	213	213			8	6
Manasquan Borough	25	23	2		2	2
Marlboro Township	337	337			5	9
Matawan Borough	64	64			7	0
Middletown Township	210	210			2	3
Millstone Township	96	96			4	2
Monmouth Beach Borough	20	20			2	3
Neptune Township	80	80			0	4
Neptune City Borough	6	6			0	0
Ocean Township	219	219			5	3
Oceanport Borough	28	28			0	0
Red Bank Borough	46	46			2	3
Roosevelt Borough	4	4			0	0
Rumson Borough	13	13			6	2
Sea Bright Borough	0				0	0

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS MONMOUTH COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Sea Girt Borough	3	3			1	2
Shrewsbury Borough	64	64			0	0
Shrewsbury Township	0				0	0
South Belmar Borough	7	7			0	5
Spring Lake Borough	8	8			1	2
Spring Lake Heights Borough	13	13			0	0
Tinton Falls Borough	722	722			7	4
Union Beach Borough	19	19			2	0
Upper Freehold Township	49	49			1	0
Wall Township	119	119			9	6
West Long Branch Borough	23	23			0	0
Total	4,247*	3,733*	53	461	182	183

NOTE: Includes 1 single family public housing unit in Long Branch City

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS MORRIS COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Boonton Town	22	20	2		0	5
Boonton Township	14	14			0	0
Butler Borough	9	9			0	0
Chatham Borough	1	1			0	0
Chatham Township	10	10			1	1
Chester Borough	0				0	0
Chester Township	102	102			2	3
Denville Township	36	36			5	0
Dover Town	41	23	10	8	3	0
East Hanover Township	164	158		6	3	4
Florham Park Borough	9	9			0	2
Hanover Township	65	41		24	4	3
Harding Township	45	45			0	5
Jefferson Township	317	317			2	1
Kinnelon Borough	117	117			1	3
Lincoln Park Borough	249	151	18	80	1	6
Madison Borough	8	8			2	3
Mendham Borough	10	6	4		0	0
Mendham Township	19	19			0	0
Mine Hill Township	19	19			0	0
Montville Township	109	99	4	6	3	14
Morris Township	134	134			3	1
Morris Plains Borough	15	15			0	0
Morristown Town	0				8	8
Mountain Lakes Borough	4	4			0	0
Mount Arlington Borough	17	9		8	0	0
Mount Olive Township	58	58			1	2
Netcong Borough	0				0	0
Parsippany-Troy Hills Township	105	105			1	5
Passaic Township	19	19			1	1
Pequannock Township	4	4			0	0
Randolph Township*	236*	202	2	32*	0	0
Riverdale Borough	36	16		20	0	0
Rockaway Borough	32	32			1	1
Rockaway Township	135	135			1	0
Roxbury Township	149	58		91	5	4
Victory Gardens Borough	0				0	0
Washington Township	136	122		14	4	1
Wharton Borough	17	3	14		0	0
Total	2,463*	2,120	54	289*	52	73

NOTE: Includes 32 five-or-more family public housing units in Randolph Twp.

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS OCEAN COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Barnegat Township	361	361			4	3
Barnegat Light Borough	25	25			18	15
Bay Head Borough	5	5			0	5
Beach Haven Borough	35	28	7		7	16
Beachwood Borough	66	66			0	0
Berkeley Township	1,113	1,091	10	12	4	0
Brick Township	694	694			17	21
Dover Township	841	787	2	52	41	58
Eagleswood Township	12	12			3	7
Harvey Cedars Borough	36	36			10	18
Island Heights Borough	29	29			1	0
Jackson Township	528	528			8	18
Lacey Township	341	341			5	5
Lakehurst Borough	9	9			0	1
Lakewood Township	1,115	423	181	511	3	6
Lavallette Borough	21	19	2		3	13
Little Egg Harbor Township	510	317	94	99	5	6
Long Beach Township	120	116	4		52	31
Manchester Township	690	690			4	0
Mantoloking Borough	3	3			0	2
Ocean Township	106	106			0	2
Ocean Gate Borough	12	12			0	0
Pine Beach Borough	11	11			0	0
Plumsted Township	82	82			1	3
Point Pleasant Borough	82	62	14	6	9	20
Point Pleasant Beach Borough	34	32	2		7	5
Seaside Heights Borough	53	32	4	17	6	1
Seaside Park Borough	27	7	20		14	5
Ship Bottom Borough	24	24			15	9
South Toms River Borough	8	8			0	1
Stafford Township	183	171		12	5	7
Surf City Borough	29	29			6	14
Tuckerton Borough	95	15	14	66	0	4
Total	7,300	6,171	354	775	248	296

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS PASSAIC COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Bloomingdale Borough	16	14	2		3	0
Clifton City	103	70	22	11	2	2
Haledon Borough	2	2			0	0
Hawthorne Borough	40	38	2		8	8
Little Falls Township	48	10	2	36	0	16
North Haledon Borough	20	20			1	0
Passaic City	27	17	10		5	12
Paterson City	181	13	36	132	84	37
Pompton Lakes Borough	141	141			1	0
Prospect Park Borough	0				0	0
Ringwood Borough	24	24			0	0
Totowa Borough	34	16	2	16	0	10
Wanaque Borough	15	13	2	16	0	0
Wayne Township	142	142			7	10
West Milford Township	239	239			7	13
West Paterson Borough	197	189	8		1	3
Total	1,229	948	86	195	119	111

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS SALEM COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Alloway Township	22	22			0	0
Carneys Point Township	5	5			0	0
Elmer Borough	2	2			0	0
Elsinboro Township	3	3			0	0
Lower Alloways Creek Township	3	3			0	0
Mannington Township	8	8			0	0
Oldmans Township	9	9			0	5
Penns Grove Borough	1	1			4	4
Pennsville Township	29	29			5	3
Pilesgrove Township	31	31			1	1
Pittsgrove Township	67	67			2	0
Quinton Township	20	12		8	0	0
Salem City	1	1			0	0
Upper Pittsgrove Township	28	28			0	1
Woodstown Borough	42	2		40	0	1
Total	271	223		48	12	15

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS SOMERSET COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Bedminster Township	635	635			2	2
Bernards Township	211	147	64		2	0
Bernardsville Borough	26	26			0	0
Bound Brook Borough	15	13	2		1	1
Branchburg Township	246	246			1	1
Bridgewater Township	679	539	19	121	12	2
Far Hills Borough	4	4			0	0
Franklin Township	685	353	14	318	22	7
Green Brook Township	33	33			2	6
Hillsborough Township	242	242			2	3
Manville Borough	12	10	2		1	1
Millstone Borough	0				0	0
Montgomery Township	118	118			0	5
North Plainfield Borough	34	34			0	0
Peapack-Gladstone Borough	11	3	8		1	0
Raritan Borough	22	16	6		3	0
Rocky Hill Borough	0				0	0
Somerville Borough	5	3	2		10	3
South Bound Brook Borough	9	9			2	2
Warren Township	105	105			1	6
Watchung Borough	20	20			0	1
Total	3,112	2,556	117	439	62	40

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS SUSSEX COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Andover Borough	1	1			0	0
Andover Township	25	25			0	0
Branchville Borough	3	3			0	0
Byram Township	55	55			0	0
Frankford Township	63	63			2	2
Franklin Borough	23	17	6		0	0
Fredon Township	40	40			0	0
Green Township	38	38			0	0
Hamburg Borough	208	208			0	0
Hampton Township	102	76		26	7	0
Hardyston Township	29	29			0	1
Hopatcong Borough	31	31			3	10
Lafayette Township	21	21			0	0
Montague Township	124	70	54		0	0
Newton Town	12	12			0	0
Ogdensburg Borough	9	9			0	1
Sandyston Township	28	28			0	3
Sparta Township	103	103			1	0
Stanhope Borough	6	6			0	0
Stillwater Township	44	44			1	1
Sussex Borough	15	15			0	1
Vernon Township	393	393			3	0
Walpack Township	0				0	0
Wantage Township	159	159			2	8
Total	1,532	1,446	60	26	19	27

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS UNION COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Berkeley Heights Township	31	31			0	2
Clark Township	1	1			0	3
Cranford Township	6	6			0	0
Elizabeth City	122	58	52	12	25	26
Fanwood Borough	1	1			1	2
Garwood Borough	2	2			2	1
Hillside Township	64	18	4	42	0	2
Kenilworth Borough	4	2	2		0	1
Linden City	111	33	78		10	7
Mountainside Borough	9	9			0	0
New Providence Borough	6	6			0	0
Plainfield City	8	8			13	11
Rahway City	34	20	14		0	5
Roselle Borough	32	18	14		3	4
Roselle Park Borough	19	10	9		4	3
Scotch Plains Township	31	31			4	4
Springfield Township	103	103			0	0
Summit City	10	8	2		15	13
Union Township	138	123	15		1	7
Westfield Town	19	17	2		0	3
Winfield Township	0				0	0
Total	751	505	192	54	79	94

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS WARREN COUNTY MUNICIPALITIES: 1987

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1986	1987
Allamuchy Township	54	54			1	1
Alpha Borough	1	1			0	0
Belvidere Town	15	15			0	0
Blairstown Township	56	56			0	0
Franklin Township	15	15			0	0
Frelinghuysen Township	37	37			0	0
Greenwich Township	25	25			0	1
Hackettstown Town	27	7		20	0	0
Hardwick Township	37	37			0	0
Harmony Township	18	18			0	1
Hope Township	26	26			0	0
Independence Township	76	76			0	1
Knowlton Township	46	46			0	0
Liberty Township	77	77			0	0
Lopatcong Township	8	8			0	0
Mansfield Township	195	19		176	0	0
Oxford Township	17	17			0	1
Pahaquarry Township	0				0	0
Phillipsburg Town	8	8			2	2
Pohatcong Township	9	9			0	0
Washington Borough	24	3	6	15	0	1
Washington Township	185	155		30	0	0
White Township	24	24			0	0
Total	980	733	6	241	3	8

TABLE 15
CONVERSIONS BY MUNICIPALITY: 1987

COUNTY	MUNICIPALITY	DWELLING UNITS
Essex	Newark City	+ 3
Hudson	Guttenburg Town	+ 9
	Hoboken City	+ 7
	Jersey City	+347
Hunterdon	Deleware Township	+ 1
Monmouth	Neptune City	+ 28
	Spring Lake	+200

NOTE: Due to a change in formal reporting procedures in 1987, data on conversions are incomplete. Only conversions resulting in the addition of dwelling units were reported by some municipal building inspectors. Not all building inspectors reported conversions and no inspectors reported conversions which resulted in the decrease in the number of units.

SECTION III

New Jersey Non-Residential Building Permits

NEW JERSEY NON-RESIDENTIAL BUILDING PERMITS

Nearly 5,300 new non-residential buildings were authorized for construction in New Jersey in 1987. This represented an 18% increase over the previous year. As was the case in most other years, the two types of non-residential construction with the most activity were offices, banks and professional buildings (696 buildings) and stores and other mercantile buildings (679 buildings) followed by industrial buildings (345 buildings).

Table 16
NONRESIDENTIAL CONSTRUCTION
NEW JERSEY: 1977 - 1987

Year	Buildings	Estimated Cost(000's)
1977	3,270	$579,786
1978	3,584	733,586
1979	3,751	946,219
1980	3,343	1,091,261
1981	3,126	1,073,860
1982	3,630	1,156,442
1983	3,340	1,107,987
1984	4,099	1,189,210
1985	4,380	1,547,208
1986	4,469	1,380,470
1987	5,294	1,489,584

Note: The cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor other differences between the costs of construction and selling prices.

Geographically, Ocean County led the state in number of non-residential buildings authorized for constructin in 1987 as it did in the number of residential units authorized. Approximately 650 new non-residential buildings were authorized by building permit in Ocean County in 1987 followed by Monmouth County with 488 buildings authorized and Morris County with 340 buildings authorized.

Table 17
NONRESIDENTIAL CONSTRUCTION BY TYPE
NEW JERSEY: 1987

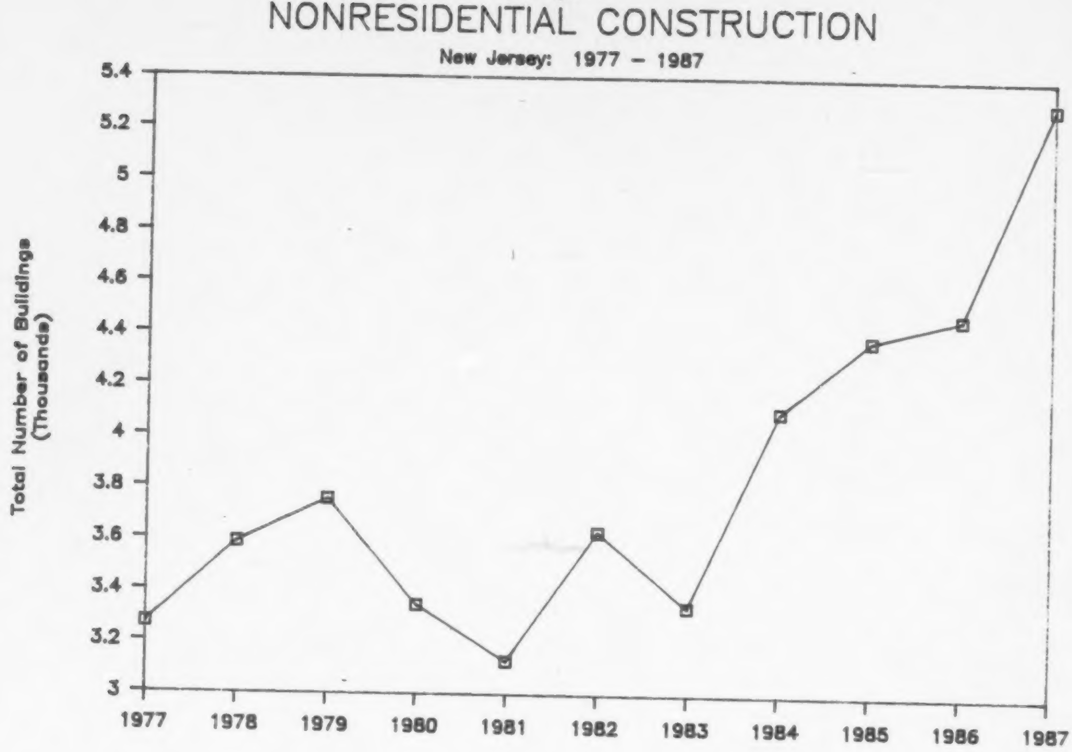
	Number of Buildings	Estimated Cost(000's)
Recreational	99	$24,269
Religious	53	25,713
Industrial	345	232,373
Parking Garages*	43	69,227
Service Stations	86	13,356
Institutional	37	67,607
Office	696	658,839
Public Works	93	32,257
Educational	76	43,597
Mercantile	679	242,655
Other Nonresidential	3,087	79,690
Total	5,294	$1,489,584

Note: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the differences between costs of construction and selling prices.

* Open to the public

Not suprisingly, the 655 non-residential buildings authorized in Ocean County consisted of nearly 13% stores and other retail while just over 5% were offices, banks and other professional buildings. These two types of construction combined comprised 33% of the total number of non-residential buildings authorized in Monmouth County and 24% of those authorized in Morris County.

Graph 6


NONRESIDENTIAL CONSTRUCTION
New Jersey: 1977 - 1987
Total Number of Buildings
(Thousands)
5.4
5.2
5
4.8
4.6
4.4
4.2
4
3.8
3.6
3.4
3.2
3
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987

SECTION IV

Technical Notes

TECHNICAL NOTES

SOURCE OF THE DATA

The statistics presented in this report are based on data derived from monthly reports submitted by local building inspectors in all New Jersey municipalities. The New Jersey Department of Labor's Policy and Planning cooperates with the U.S. Bureau of the Census in this program.

DEFINITIONS OF TERMS

1. **Dwelling unit (or housing unit):** A house or apartment unit intended for occupancy as separate living quarters and having either:

    a. a kitchen or cooking facilities,

    or

    b. direct access from the outside through a common hall.

    Group living quarters, such as dormitories, nursing homes, and barracks are included.

2. **Single-family house:** A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3. **Two-family house:** A house with two housing units. If built side-by-side they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4. **Three and four family buildings:** Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and disposal facilities, or entrance.

5. **Apartment buildings:** Each building contains five or more housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6. **Publicly owned housing units:** Includes all housing units owned by Federal, state and local government, public housing authorities, and on military reservations, except barracks.

7. **Additions and alterations:** Includes all additions and alterations to the types of building listed above, including most conversions.

8. **Demolitions:** Includes all permits issued for demolitions or razing of housekeeping units in residential buildings, whethor privately or publicly owned.

LIMITATIONS OF THE DATA

1. Building permit data reflect **planned** construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2. Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the actual dollar amount of construction involved.

3. Due to a change in collection procedures, data for conversions are incomplete for 1987.

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DEPARTMENT OF LABOR
LABOR MARKET & DEMOGRAPHIC
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PLEASE CONTACT DOUGLAS MOORE OR RANDY BELKNAP AT (609) 292-0076.